WARRANTY DEED

Davidson County DEEDWARR
Recvd: 08/31/04 10:42 2pgs
Fees:13.00 Taxes:129.50
20040831-0105101

CARI ALLEN NOTARY PUBLIC AT LARGE DAVIDSON CO. TENNESSEE

STATE OF TENNESSEE
COUNTY OF ROBERTSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $35,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th day of August, 2004.

Notary Public

MY COMMISSION EXPIRES: .

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Southern Title, LLC, 2401 Memorial Blvd.
Springfield, Tennessee 37172

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Chris Quinn	Chris Quinn	17-324
2544 Greer Road	same	
Goodlettsville, TN 37072		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	File No.: 20041636

For and consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, **we**, Joseph Patrick Miller and wife, Judy Mae Miller, hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Chris Quinn and wife, Connie Quinn**, hereinafter called the GRANTEES, **their** heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit. :

LAND in Davidson County, Tennessee described as follows, to-wit:

BEGINNING at an iron pin in the Easterly margin of Greer Road, a corner to the property conveyed to Roger D. Ferguson of record in Book 7500, Page 14, Register's Office for Davidson County, Tennessee; thence in a Northwesterly direction with said margin of said road, on a curve having a delta angle of 08° 30' 03", a radius of 727.45 feet and a tangent of 54.06 feet for a distance of 107.93 feet to an iron pin; thence North 41° 05' 24" West 47.07 feet to an iron pin, a corner to Tract 2; thence leaving said road, North 72° 01' 09" East 1,268.29 feet to an iron pin in the line of Tract 6; thence with the line of Tract 6, South 29° 49' 13" East 150.00 feet to an iron pin in the line of Ferguson; thence with the line of Ferguson South 68° 49' 12" West 1,637.58 feet to the point of beginning and containing 6.95 acres, more or less.

BEING the same property conveyed to Joseph Patrick Miller and wife, Judy Mae Miller by deed dated July 31, 1997 from Roger E. Ferguson and wife, Carol J. Ferguson of record in Book 10554, Page 442, Register's Office for Davidson County, Tennessee.

unimproved X
This is improved property, known as 6.95 Acres Greer Road, Goodlettsville, TN 37072
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used any gender shall be applicable to all genders.

It is expressly agreed by the parties hereto that all taxes for the current year shall be prorated between them as of the date of this deed.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property.

Witness our hands this 27th day of August, 2004.

Joseph Patrick Miller

Judy Mae Miller

STATE OF TENNESSEE

COUNTY OF ROBERTSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within Joseph Patrick Miller and wife, Judy Mae Miller, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that Joseph Patrick Miller and wife, Judy Mae Miller executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Springfield, Tennessee this 27th day of August 2004.

Commission expires:

Notary Public

CARI ALLEN NOTARY PUBLIC AT LARGE DAVIDSON CO., TENNESSEE