Register Return to:
Land Title South, Inc.
501 Corporate Centre Dr.
Suite 360
Franklin, TN 37067

24-1-367

Davidson County DEEDWARR
Recvd: 09/16/04 12:49 2pgs
Fees:13.00 Taxes:434.75

20040916-0111694

PREPARED BY:
Land Title South, Inc.
501 Corporate Centre Drive, Suite 360
Franklin, TN 37067

WARRANTY DEED

THIS INDENTURE is made and entered into this **10th** day of **September, 2004** by and between **Diane B. Smiley f/k/a Diane B. Suttle and husband, Doug Smiley** , herein after referred to as GRANTOR, and **Joshua Lane Miller** , herein after referred to as GRANTEE.

W I T N E S S E T H: That for and in consideration of Ten Dollars ($10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, the GRANTOR does hereby bargain, sell, transfer and convey unto the GRANTEES, all of GRANTOR'S right, title and interest in the following described property lying in City of **Nashville,** County of **Davidson,** State of Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 12 on the Plan of McMurray Park, of record in Plat Book 5050, page 89, Register's Office for said County, to which plan reference is hereby made for a more complete description.

This conveyance is subject to Restrictive Covenants of record in Book 5185, page 137; and to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

Being the same property conveyed to Diane B. Suttle by Warranty Deed from Cheryl Colston, as sole heir at law of Mary C. Monroe, deceased, dated November 17, 2000, recorded November 22, 2000, of record in Instrument 20001122-0115461, Register's Office for Davidson County,Tennessee.

This is improved/unimproved property known as: 446 Westcrest Drive, Nashville, TN 37211

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest unto GRANTEE, GRANTEE'S heirs, successors and assigns forever. The GRANTOR does covenant and agree with the said GRANTEE that GRANTOR is lawfully seized and possessed of the said real estate and that GRANTOR has a good and lawful right to sell the same. The GRANTOR further covenants that the same is unencumbered except as otherwise set forth herein, and that the title and quiet possession thereto GRANTOR will forever warrant and defend against the lawful claims of all persons whomsoever.

WITNESS MY HAND on the day and year first above written.

Diane B Smiley
Diane B. Smiley f/k/a Diane B. Suttle
Signature of Seller

Doug Smiley
Doug Smiley
Signature of Seller

INDIVIDUAL
STATE OF TENNESSEE)
COUNTY OF Williamson)

Personally appeared before me, a Notary Public of said County and State, **Diane B. Smiley f/k/a Diane B. Suttle and husband, Doug Smiley** , the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this **10th** day of **September, 2004.**

Carrie E. Hughes
Notary Public

My Commission Expires: MY COMMISSION EXPIRES AUGUST 22, 2005

CARRIE E. HUGHES NOTARY PUBLIC AT LARGE MAURY COUNTY, TENNESSEE

Name and Address of Property Owner:
Joshua Lane Miller
446 Westcrest Drive, Nashville, TN 37211

Send Tax Statements to:
Franklin American Mortgage Company
501 Corporate Centre Drive, Suite 400, Franklin, TN 37067

Map and Parcel--161.03-0-131.00

AFFIDAVIT OF VALUE

STATE OF TENNESSEE
COUNTY OF Williamson

I hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater is **$117,500.00** which amount is equal to, or greater than, the amount which the property, or interest in property transferred, would command at a fair and voluntary sale.

Ashley Anderson
Affiant

Sworn to and subscribed before me, a Notary Public, this **10th** day of **September, 2004.**

Carrie E. Hughes
Notary Public

My Commission Expires: MY COMMISSION EXPIRES AUGUST 22, 2005

CARRIE E. HUGHES NOTARY PUBLIC AT LARGE MAURY COUNTY, TENNESSEE

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