THIS INSTRUMENT PREPARED BY:

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Dickson, Tennessee 37055
(615)441-0001

Davidson County DEEDWARR
Recvd: 10/29/04 11:10 2pgs
Fees:13.00 Taxes:395.90
20041029-0130032

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of ONE HUNDRED SEVEN THOUSAND AND 00/100 DOLLARS ($107,000.00), the receipt of which is hereby acknowledged, I, **SHELLIE RENEE MILLER, (f/k/a SHELLIE RENEE MOORE), a married woman, ("Grantor"),** have bargained and sold, and by these presents do transfer, convey and warrant unto **WILLIAM DERRICK, JR. and wife, JOSALIND DERRICK, ("Grantees")**, their heirs and assigns, a certain tract or parcel of land located in Davidson County, State of Tennessee, and described as follows:

> Being Lot No. 11 on the Plan of Covington Place, of record in Plat Book 9700, Page 552, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.
>
> Being the same property conveyed to Shellie Renee Moore, unmarried, by deed from Charles Robertson, Jr., dated December 13, 2000, of record in instrument number 20001214-0123068, Register's Office for Davidson County, Tennessee.
>
> This conveyance is subject to restrictive covenants of record in Book 11289, Page 87; this conveyance is further subject to all matters as shown on the plan of record in Book 9700, Page 552; all in the Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the granted premises, and all the rights, easements, and appurtenances belonging to the premises, unto the said Grantees, their heirs, successors and assigns, forever.

AND I DO, for myself and my heirs, executors, and administrators, covenant that I am lawfully seized and possessed of the said land in fee simple; that it is free from all encumbrances; that I have good right to sell and convey the same; and that I will, and my heirs, executors, and administrators shall, warrant and defend the same to the Grantees, Grantees' heirs and assigns forever, against the lawful claims and demands of all persons.

I, **JOSEPH L. MILLER**, husband of **SHELLIE RENEE MILLER**, join in the execution of this instrument for the purpose of transferring and conveying all right, title and interest which I may have in said property by virtue of my marriage or otherwise.

IN WITNESS WHEREOF, we have set our hands to this instrument this 26 day of October, 2004.

Shellie Renee Miller
SHELLIE RENEE MILLER

Joel L Miller
JOSEPH L. MILLER

STATE OF TENNESSEE

COUNTY OF DICKSON

On this 27 day of October, 2004, before me personally appeared **SHELLIE RENEE MILLER,** with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, to be the person who executed the foregoing instrument, and acknowledged under oath that she executed the same as her free act and deed for the purposes therein contained.

WITNESS MY HAND and official seal in said County this 27 day of October, 2004.

James R. Corley
NOTARY PUBLIC

My Commission Expires: 5-21-2007

JAMES R. CORLEY NOTARY PUBLIC AT LARGE DICKSON CO. TENN.

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STATE OF TENNESSEE

COUNTY OF DICKSON

On this 26 day of October, 2004, before me personally appeared **JOSEPH L. MILLER,** with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, to be the person who executed the foregoing instrument, and acknowledged under oath that he executed the same as his free act and deed for the purposes therein contained.

WITNESS MY HAND and official seal in said County this 26 day of October, 2004.

James R. Corley
NOTARY PUBLIC

My Commission Expires: 5-21-2007

JAMES R. CORLEY NOTARY PUBLIC AT LARGE DICKSON CO. TENN.

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STATE OF TENNESSEE

COUNTY OF DICKSON

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is $107,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

Shellie Renee Miller
Affiant

Sworn to and subscribed to before me this 27 day of October, 2004.

James R. Corley
NOTARY PUBLIC

My commission Expires: 5-21-2007

NOTARY PUBLIC AT LARGE DICKSON CO. TENN.

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THIS IS IMPROVED PROPERTY KNOWN AS:
108 Rothwood Court, Madison, TN 37115

MAP & PARCEL - 52-01B-11-CO

ADDRESS OF NEW OWNER:
William Derrick, Jr. and wife, Josalind Derrick
108 Rothwood Court
Madison TN 37115

SEND TAX BILLS TO:
same