315 GVCrm UH

PICK-UP

Davidson County DEEDWARR
Recvd: 12/06/04 16:05 3pgs
Fees:18.00 Taxes:1165.50
20041206-0145345

THIS INSTRUMENT PREPARED BY: **George V. Crawford, Jr.** **GULLETT, SANFORD, ROBINSON & MARTIN, PLLC** 315 DEADERICK STREET, SUITE 1100 P. O. BOX 198888 NASHVILLE, TENNESSEE 37219-8888 (615) 244-4994	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is $315,000.00. Affiant Subscribed and sworn to before me, this 3rd day of December, 2004. Notary Public My Commission Expires

GEORGE V. CRAWFORD, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires JULY 21, 2007

Address New Owner As Follows: Fernando Miranda and Patricia Bihl-Miranda 214 Leonard Avenue Nashville, TN 37205	Send Tax Bills To: New Owner	Map-Parcel Number: 104-13-0 081.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **GARLAND BELL LAMKIN AND HUSBAND, NELSON LAMKIN, III**, hereinafter called the Grantors, have bargained and sold, and by these presents does transfer and convey unto **FERNANDO MIRANDA AND WIFE, PATRICIA BIHL-MIRANDA**, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being part of the S. W. Berger Homeplace shown on the map of Myrtlewood Subdivision being Bransford Realty Company's Subdivision of the S. W. Berger property (Book 547, page 108, Register's Office for Davidson County, Tennessee) and being shown as Lot No. 5 on the map of R. K. Smith's Subdivision of said property and shown

on a copy of a plat which is of record in connection with a sewer line easement in Book 1730, page 6, Register's Office for Davidson County, Tennessee.

Said Lot No. 5 fronts 60 feet on the easterly margin of Leonard Avenue and extends back between parallel lines 150 feet to a dead line.

Being the same property conveyed to Garland Bell Lamkin and Nelson Lamkin, III, by deed from Alice A. Bell of record in Book 11605, page 444, Register's Office for Davidson County, Tennessee.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

This conveyance is made subject to:

1. All matters as shown on the Plan of record in Book 547, page 108, and Book 1730, page 6, Register's Office for Davidson County, Tennessee.

2. Easement of record in Book 1730, page 6, Register's Office for Davidson County, Tennessee.

This is improved property known as 214 Leonard Avenue, Nashville, TN 37205.

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 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 further covenant and bind ourselves, our heirs and assigns, 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 person whomsoever.

WITNESS my hand this 3rd day of December, 2004.

Garland Bell Lamkin

Garland Bell Lamkin

Nelson Lamkin, III

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **GARLAND BELL LAMKIN**, the within named bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 3rd day of December, 2004.

Notary Public

My Commission Expires: _____

GEORGE V. CRAWFORD, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires JULY 21, 2007

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **NELSON LAMKIN, III**, the within named bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 3rd day of December, 2004.

Notary Public

My Commission Expires: _____

GEORGE V. CRAWFORD, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires JULY 21, 2007