Davidson County DEEDWARR
Recvd: 12/29/04 10:51 2pgs
Fees:13.00 Taxes:313.39

20041229-0153731

Prepared by:
Amy Cross Nance
Attorney at Law
1600 Westgate Circle Suite 125
Brentwood, TN 37027

Return to:
Jack Case Wilson
Title Associates
7100 Executive Ctr. Dr., Suite 150
Brentwood, TN 37027

B-4375

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $84,700.00

Affiant

Subscribed and sworn to before me, this 10th day of December 2004.

Notary Public
My commission expires: 4/16/06

WILLIAMSON COUNTY, TN
JACK CASE WILSON
NOTARY PUBLIC AT LARGE

Address of New Owner:	Send Tax Bills to:	Tax Information
Linda A. Miller	Sebring Capital	072-03-0/242.00
1400 Jakes Ave	4000 International Pkwy	
Nashville TN 37216	St 3000	
	Carrollton, TX 75007	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged Bernie Terrell and wife Diana Terrell hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to Linda A. Miller an unmarried person hereinafter called the Grantee(s) their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Lot No. 6 on the Revised Subdivision of East Nashville Golf Club Lots 3 & 4 of record in Book 547 page 138 Register's Office for Davidson County, Tennessee to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Bernie Terrell and Diana Riddle (now known as Diana Terrell) by deed from Cody J. McCall of record in Instrument No. 20030804-0110089 Register's Office for Davidson County, Tennessee

This conveyance is made subject to the following: 1) 2005 taxes a lien which are not yet due and payable. 2) All matters appearing on plan of Revised Subdivision of East Nashville Golf Club Lots 3 & 4 of record in Book 547 Page 138, Register's Office for Davidson County, Tennessee 3) Driveway Agreement of record in Book 2864 page 275 4) Restrictions of record in Book 523 page 512

This property is improved property known as 1400 Jakes Ave, Nashville, Tennessee 37216

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee(s), their heirs and assigns, forever. Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to said Grantee(s), their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

WITNESS my hand this 10th day of December, 2004.

Bernie Terrell

Diana Terrell

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Bernie Terrell and Diana Terrell, the bargainor(s), 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 and official seal at Brentwood, Tennessee, this 10th day of December, 2004.

Notary Public

My Commission expires: 4/21/07

FILE NO: 04722

AMY CROSS NANCE
NOTARY PUBLIC AT LARGE
WILLIAMSON CO., TENN.