WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $12,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28TH DAY OF JANUARY, 2005.

Notary Public

MY COMMISSION EXPIRES: 6-22-05
(AFFIX SEAL)

KAREN L. TRUST NOTARY PUBLIC AT LARGE RUTHERFORD COUNTY, TN

Davidson County DEEDWARR
Recvd: 02/03/05 10:14 4 pgs
Fees:23.00 Taxes:44.40

20050203-0012662

THIS INSTRUMENT WAS PREPARED BY
Jack Case Wilson Title Associates, LLC
7100 Executive Center Drive
Ste. 150
Brentwood, Tennessee 37027

b-4413

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Dale H Miller	Dale H Miller	071-10-0-101.00071-10-0-041.00
(NAME)	(NAME)	
1322 General MacArthur Drive	SAME ~~501 Weakley Ave.~~	
(ADDRESS)	(ADDRESS)	
Brentwood, TN 37027	~~Nashville, TN 37208~~	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, Leonard E. Gross jr, , unmarried HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Dale H Miller and wife, Susan R. Miller, 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:

SEE ATTACHED EXHIBIT A

THIS CONVEYANCE IS SUBJECT TO: 1) Current years taxes which have been prorated and assumed by the Grantee(s); 2) All restrictions of record; 3) All easements of record; 4) All visible easements; 5) All matters appearing on the plan of record; 6) All applicable government and zoning regulations.

unimproved ☐

This is improved ☒ property, known as 501 Weakley Ave., Nashville, TN 37208

(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, 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 28th day of January, 2005.

Leonard E. Gross jr

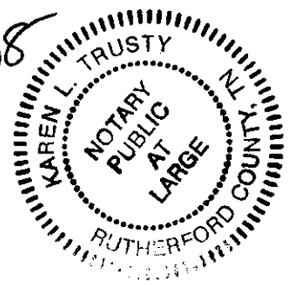
STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Leonard E. Gross jr the bargainor (s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee this 28th day of January, 2005.

Commission expires: 6-22-08



Notary Public

RETURN TO:

Jack Case Wilson Title Associates, LLC
7100 Executive Center Drive
Ste. 150
Brentwood, Tennessee 37027

LAND LOCATED IN THE 2ND COUNCILMANIC DISTRICT OF NASVILLE DAVIDSON COUNTY, TENNESSEE BEING LOT 106, J.B. HAYNIE'S CUMBERLAND HEIGHTS PLAN OF LOTS (BOOK 57, PAGE 170 R.O.D.C., TN.) LESS AND EXCEPT THAT PORTION OF SAID LOT 106 CONTAINED WITHIN THE APPARENT 50 FOOT WIDE R.O.W. OF WEAKLEY AVENUE AND THE ADJACENT POSSIBLY ABANDONED 50 FOOT WIDE R.O.W. OF LULA AVENUE DESCRIBED ACCORDING TO A BOUNDARY SURVEY DATED 1-27-05 BY CAMPBELL, McRAE AND ASSOCIATES SURVEYING, INC. (JOHN HOOD TN. R.L.S.#1838) AS FOLLOWS:

TRACT 1
BEGINNING AT AN IRON ROD (NEW) ON THE APPARENT NORTHERLY MARGIN OF WEAKLEY AVENUE, SAID ROD BEING LOCATED N 52°49'16" E 93.94 FEET FROM AN IRON ROD (OLD) ON THE NORTHERLY MARGIN OF SAID WEAKLEY AVENUE AT THE SOUTHWEST CORNER OF LOT 2, WEAKLEY AND DODDS SUBDIVISION OF LOT NO. 17, PLAN OF BROOKLYN (BOOK 57, PAGE 106 R.O.D.C., TN.) AND BEING IN THE EASTERLY LINE OF THE COMBS INDUSTRIAL SERVICES, INC. LAND (INSTRUMENT# 20001222-0125718 R.O.D.C., TN.) ; THENCE LEAVING SAID MARGIN WITH SAID COMBS N 44°34'18" W (CROSSING AN OLD FENCE AND THE ORIGINAL SOUTHEAST CORNER OF LOT 1 OF SAID WEAKLEY AND DODDS SUBDIVISION AT 25.77 FEET) FOR A TOTAL DISTANCE OF 135.95 FEET TO AN IRON ROD (NEW) AT THE INTERSECTION OF THE PLATTED, PROJECTED NORTHERLY MARGIN OF LULA AVENUE (50 FOOT WIDE R.O.W. ,POSSIBLY ABANDONED) AND THE WESTERLY MARGIN OF HURON AVENUE (25 FOOT WIDE R.O.W.) AND BEING LOCATED S 44°34'18" E 42.93 FEET FROM AN IRON ROD (OLD) AT THE NORTHEAST CORNER OF SAID LOT 1, WEAKLEY AND DODDS SUBDIVISION; THENCE WITH THE NORTHERLY MARGIN OF SAID LULA AVENUE S 79°50'09" E , CROSSING THE EASTERLY MARGIN OF SAID HURON AVENUE AND THE SOUTHWEST CORNER OF THE ZANDRA PETWAY LAND (BOOK 9563, PAGE 932 R.O.D.C., TN.) BEING LOT 107, J.B. HAYNIE'S CUMBERLAND HEIGHTS RECORDED IN BOOK 57, PAGE 170 R.O.D.C., TN. FOR A TOTAL DISTANCE OF 162.00 FEET TO AN IRON ROD (NEW) AT THE NORTHWEST CORNER OF THE L.M. BOWDEN LAND (BOOK 8064, PAGE 521 R.O.D.C., TN.); THENCE WITH SAID BOWDEN S 03°00'55" E 41.42 FEET TO AN IRON ROD NEW ON THE NORTHERLY MARGIN OF SAID WEAKLEY AVENUE; THENCE WITH SAID NORTHERLY MARGIN WITH A CURVE TO THE LEFT THAT HAS A RADIUS OF 740.76 FEET AND A CHORD THAT BEARS S 67°54'06" W A DISTANCE OF 71.48 FEET FOR AN ARC LENGTH OF 71.51 FEET TO THE POINT OF BEGINNING CONTAINING 7715.80 SQ. FT. OR 0.18 ACRES.

TRACT 2
BEGINNING AT AN IRON ROD (NEW) ON THE APPARENT SOUTHERLY MARGIN OF WEAKLEY AVENUE (50' WIDE R.O.W.), SAID ROD BEING THE NORTHEAST CORNER OF THE JAMES L. CARTWRIGHT LAND (BOOK 3159, PAGE 429 R.O.D.C., TN.) AND BEING LOCATED S 44°34'18" E 53.36 FEET FROM THE SOUTH WEST CORNER OF THE ABOVE DESCRIBED TRACT 1; THENCE WITH THE SOUTHERLY MARGIN OF SAID WEAKLEY AVENUE WITH A CURVE TO THE RIGHT THAT HAS A RADIUS OF 690.76 FEET A CHORD THAT BEARS N 68°02'20" E FOR A DISTANCE OF 34.00 FEET FOR AN ARC LENGTH OF 34.00 FEET TO AN IRON ROD (NEW) IN AN EXISTING GRAVEL DRIVE THAT LEADS TO THE KENNETH ALDERSON LAND (BOOK 7955, PAGE 180 R.O.D.C., TN.) AND AT A CORNER OF THE L.M. BOWDEN LAND (BOOK 8064, PAGE 521 R.O.D.C., TN.); THENCE LEAVING SAID SOUTHERLY MARGIN WITH SAID BOWDEN S 03°00'55" E (CROSSING A CORNER OF THE TYRONE E. BRADLEY LAND (INSTRUMENT# 20040316-0029553 R.O.D.C., TN.) FOR A TOTAL DISTANCE OF 47.31 FEET TO AN IRON ROD (NEW) IN THE LINE OF SAID ALDERSON; THCE WITH SAID ALDERSON AND CROSSING A CORNER OF SAID CARTWRIGHT N 44°34'18" W 48.48 FEET TO THE POINT OF BEGINNING CONTAINING 765.46 SQ. FT. OR 0.02 ACRES.

Also conveyed is all right, title and interest to any portion of lot 106, J.B. Haynie's Cumberland Heights Plan of Lots not claimed by the Metropolitan Government of Nashville and Davidson County and any abandoned right of ways and parcels to which the grantor herein may be entitled.

Being a part of the same property conveyed to the grantor herein by deed of record in Book 2297, page 296, RODC.