

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE,
WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$117,000.00

Michael Rodger Miller
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
4TH DAY OF February, 2005.

NOTARY PUBLIC:
MY COMMISSION EXPIRES: 11-26-2005
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
STATE TITLE, INC., 4334 Lebanon Road, Hermitage, TN 37076

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Michael Rodger Miller 312 Cedarcliff Road Antioch, TN 37013	new owner	Map 150-09 Parcel 175

For and in 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,

James Clifton Smith, unmarried

Hereinafter called the grantors, have bargained and sold and by these presents do transfer and convey unto

Michael Rodger Miller, unmarried

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:

BEING ALL OF LOT NO. 103 ON THE PLAN OF FOREST VIEW PARK, PHASE II, SECTION V, AS SHOWN ON SURVEY AND PLAT OF SAME APPEARING OF RECORD IN PLAT BOOK 6250, PAGE 458, OF THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE, TO WHICH REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE DESCRIPTION OF SAID LOT.

BEING THE SAME PROPERTY CONVEYED TO JAMES CLIFTON SMITH, UNMARRIED, BY DEED FROM EDWARD C. SEDDON, UNMARRIED, DATED JULY 28, 1995, AND OF RECORD IN BOOK 9753, PAGE 136, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. PROPERTY THEN CONVEYED TO DONNA RIVERA BY INSTALLMENT DEED FROM JAMES C. SMITH, DATED MAY 1, 1999, AND OF RECORD IN BOOK 11574, PAGE 233, SAID REGISTER'S OFFICE. PROPERTY THEN CONVEYED TO JAMES CLIFTON SMITH, UNMARRIED, AND DONNA RIVERA AS TENANCY BY THE ENTIRETY, BY QUITCLAIM DEED OF RECORD IN INSTRUMENT NUMBER 20030402-0043324, SAID REGISTER'S OFFICE. PROPERTY THEN CONVEYED TO JAMES CLIFTON SMITH BY QUITCLAIM DEED OF CORRECTION FROM DONNA RIVERA, DATED NOVEMBER 20, 2003, AND OF RECORD IN INSTRUMENT NUMBER 20031215-0178720, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. PROPERTY THEN CONVEYED TO MICHAEL TODD TRENT, UNMARRIED, AND JAMES CLIFTON SMITH, UNMARRIED, AS TENANTS IN COMMON WITH RIGHT OF SURVIVORSHIP, BY QUITCLAIM DEED FROM JAMES CLIFTON SMITH, UNMARRIED, DATED MAY 6, 2004, AND OF RECORD IN INSTRUMENT NUMBER 20040512-0055352, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. PROPERTY NOW VESTS IN JAMES CLIFTON SMITH, UNMARRIED, BY QUITCLAIM DEED FROM MICHAEL TODD TRENT, UNMARRIED, DATED FEBRUARY 1, 2005, AND OF RECORD IN INSTRUMENT NUMBER 20050202-0012031, SAID REGISTER'S OFFICE.

This conveyance is made subject to the following:

1) 2005 taxes and subsequent years.
2) Property is subject to all matters affecting said premises as contained in Plat Book 6250, Page 458, Register's Office for Davidson County, Tennessee.
3) Property is subject to Restrictive Covenants contained in Book 6569, Page 294, Register's Office for Davidson County, Tennessee.
4) Any and all restrictions, conditions, and easements of record.

This is improved property known as: 312 Cedarcliff Road, Antioch, TN 37013
(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.

Davidson County DEEDWARR
Recvd: 02/07/05 14:59 2 pgs
Fees:13.00 Taxes:432.90
20050207-0014217

Witness our hand(s) this 4th day of February, 2005.

James Clifton Smith

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, James Clifton Smith, unmarried, with whom I am personally acquainted, (or who 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, at office, this 4th day of February, 2005.

NOTARY PUBLIC

My Commission Expires: 11-26-2005

SUSAN FRENSLEY NEWTON
NOTARY PUBLIC AT LARGE
DAVIDSON CO., TENN.

PLEASE RETURN TO:
STATE TITLE, INC.
4334 Lebanon Road
Hermitage, TN 37076