Davidson County DEEDWARR
Recvd: 03/10/05 13:47 2 pgs
Fees:13.00 Taxes:170.20

20050310-0026688

# WARRANTY DEED

G-CD-05-321

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $46,000.00

Affiant

Subscribed and sworn to before me, this 25th DAY OF February, 2005.

Notary Public

MY COMMISSION EXPIRES: 7-29-06
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
RUDY TITLE & ESCROW, LLC
2012 21st Avenue South
NASHVILLE, TENNESSEE 37212

| ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME) | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Isaac Wantland | New Owner (NAME) | |
| 321 South 11th Street (ADDRESS) | (ADDRESS) | |
| Nashville, Tennessee 37206 (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | 083-13-0-176.00 |

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we JACKSON H. MILLER,MARRIED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto ISAAC WANTLAND AND WIFE, JENNIFER WANTLAND, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

BEING PARTS OF LOTS NOS. 133, 134, AND 135 IN THE EAST EDGEFIELD PLAN OF LOTS OF RECORD IN BOOK 21, PAGE 147, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

BEGINNING AT THE NORTHEAST CORNER OF SOUTH 11TH STREET, FORMERLY SMITH AVENUE, AND BOSCOBEL STREET, FORMERLY MAGNOLIA STREET, THENCE WITH THE EASTERLY MARGIN OF SOUTH 11TH STREET NORTHERLY 42 FEET; THENCE WESTWARDLY PARALLEL WITH BOSCOBEL STREET, 140 FEET TO THE WESTERLY MARGIN OF AN ALLEY; THENCE WITH SAID ALLEY SOUTHWARDLY 42 FEET TO THE NORTHERLY MARGIN OF BOSCOBEL STREET WITH THE NORTHERLY MARGIN OF SAID STREET, WESTWARDLY 140 FEET TO THE BEGINNING.

BEING A PORTION OF THE SAME PROPERTY CONVEYED TO JACKSON H. MILLER, MARRIED BY WARRANTY DEED FROM SHELIA M. FINNEY, RECORDED THE 2ND DAY OF OCTOBER, 2003 IN INSTRUMENT NO. 20031002-0145827, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

This conveyance is subject to any and all existing easements and restrictions as shown of record in Plat Book 8201, page 1; Book 21, page 147; Book 9, page 8.1, in the Register's Office, Davidson County, Tennessee.

unimproved ( )
This is improved ( X ) property, known as 321 South 11th Street, Nashville, Tennessee 37206
(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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 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/our hand(s) this 25th day of February, 2005.

Jackson H. Miller

Sabrina Langlois

STATE OF Tennessee
COUNTY OF Davidson

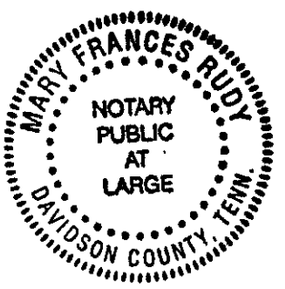
Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Jackson H. Miller, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument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

Witness my hand and official seal, this the 25th day of February, 2005.

Mary Frances Rudy
Notary Public

My Commission Expires: 7-29-06

(SEAL)




**RETURN TO:**

2012 21st Avenue South
Nashville, TN 37212

615.383.2903