This Instrument Prepared By:
Lee & Lee Attorneys, PC
109 East Gay Street
Lebanon, Tennessee 37087

L&L# 4793A

ADDRESS NEW OWNER:
Clara H. Miley
159 Jacksonian Drive
Hermitage, Tennessee 37076

SEND TAX BILL TO:
Mortgagee

MORTGAGEE:
Academy Bank
401 Castle Heights Ave. Nortl
Lebanon, Tennessee 37087

Davidson County DEEDWARR
Recvd: 04/07/05 09:41 2 pgs
Fees:13.00 Taxes:399.23
20050407-0038247

MAP **74.08**
GROUP
PARCEL **260.00**

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Sandra Ash, Executrix of the Estate of Herschel B. Hunter** hereinafter called the GRANTOR, has bargained and sold, and by these presents, does transfer and convey unto **Clara H. Miley, unmarried**, hereinafter called the GRANTEE, her heirs and assigns, that certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

A certain tract or parcel of land in Davidson County, State of Tennessee, more particularly described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 1000 of the Plan of Hermitage Hills Section 10, of record in Plat Book 3600, page 50, Register's Office for Davidson County, Tennessee, reference to which plan is hereby made for a more complete description.

Being the same property conveyed to Herschel B. Hunter and wife, Pearl M. Hunter by deed from Miller Kimbrough, Trustee dated July 23, 1964 and recorded in Book 3798, Page 303, Register's Office for Davidson County, Tennessee. Pearl M. Hunter predeceased Herschel B. Hunter, who died in Wilson County, Tennessee on November 21, 2004. Pursuant to his will, of record in Will Book 3, page 317, Office of the Clerk and Master for Wilson County, Tennessee. Sandra Ash, executrix of his estate, has authority to convey and property. recorded in # 20050407-0038246 R.O.D.C.

This is improved property known as 159 Jacksonian Drive, Hermitage, Tennessee 37076. Possession is to be given on March 31, 2005.

THIS CONVEYANCE is made subject to all taxes, restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

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, her heirs and assigns, forever; and,

GRANTOR do es c ovenants w ith t he s aid GR ANTEE that s he is l awfully s eized a nd possessed of said land in fee simple, has a good right to convey it, and warrants that the same is unencumbered unless otherwise herein set out; and,

GRANTOR, does further covenant and bind herself, her heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, her heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS our hands this the 31st day of March, 2005.

By: Sandra Ash, Executrix of the Estate of Herschel B. Hunter

STATE OF TENNESSEE)
COUNTY OF WILSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Sandra Ash, Executrix of the Estate of Herschel B. Hunter**, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and, who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 31st day of March, 2005.

NOTARY PUBLIC

JOHN M. LEE NOTARY PUBLIC STATE OF TENNESSEE

My Commission Expires: 11.27.06

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STATE OF TENNESSEE)
COUNTY OF WILSON)

The actual value or consideration, whichever is greater, for this transfer is $107,900.00.

AFFIANT

Subscribed and sworn to before me on this 31st day of March, 2005.

NOTARY PUBLIC

JOHN M. LEE NOTARY PUBLIC STATE OF TENNESSEE

My Commission Expires: 11.27.06