WARRANTY DEED

CONNIE HOOPER STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 95,000.00

David A. Dauwen
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
11th DAY OF April 2005

Connie Hooper
Notary Public

MY COMMISSION EXPIRES: 2-24-05
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Greater Nashville Title & Closing Co., 200 Madison Street, Madison, TN 37115

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
David A. Dauwen (NAME)	Navy Federal CRedit Union (NAME)	MAP 44-5
127 Scenic View Road (ADDRESS)	P.O. Box 918 (ADDRESS)	PARCEL 10
Old Hickory, TN 37138 (CITY) (STATE) (ZIP)	Rocky Hill, CT 06067 (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, Charles C. Miller and wife, Linda B. Miller

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO David A. Dauwen and wife, Betty L. Dauwen

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:

Land in Davidson County, Tennessee, described as follows to-wit:

Being the northwesterly 10.8 feet of Lot 70 and the southeasterly 61.5 feet of Lot No. 69 on the Plan of Scenic View Subdivision, not of record and also being known as Lot "H" on a Resubdivision of Scenic View Subdivision and described according to a survey made by James L. Murphy, Jr., Surveyor, dated April 21, 1959, as follows: BEGINNING at a point in the northeasterly margin of Havron Avenue, 289.2 feet northwest of the intersection of said Avenue and the northerly margin of a 20-foot public walkway; thence along Havron Avenue North 46 degrees 29 minutes West 72.3 feet; thence North 43 degrees 59 minutes East 171.40 feet to a point in the dividing line between Lots Nos. 69 and 52; thence along the line between said Lots and Lots Nos. 53 and 70, South 46 degrees 01 minutes East 72.3 feet; thence South 43 degrees 59 minutes West 170.82 feet to the point of beginning.

Being the same property conveyed to Charles C. Miller and wife, Linda B. Miller by Quitclaim Deed from J. K. Woodard, Trustee of record in Book 8834, Page 376, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO THE FOLLOWING: NOTES, EASEMENTS, ETC., IF ANY, AS MAY BE SET FORTH ON THE UNRECORDED PLAN OF SCENIC VIEW SUBDIVISION AND/OR ON THE SURVEY BY JAMES L. MURPHY, JR., DATED APRIL 21, 1959.

Davidson County DEEDWARR
Recvd: 04/13/05 13:54 2 pgs
Fees:13.00 Taxes:351.50

20050413-0041195

unimproved ( )
This is improved (X) property, known as 127 Scenic View Road, Old Hickory, TN 37138
(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 our hand s this 11th day of April 2005

Charles C. Miller

Linda B. Miller

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Charles C. Miller and wife, Linda B. Miller

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 Madison, Tennessee, this 11th day of April, 2005.

Commission expires 3-25-2006

Notary Public

NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.
My Commission Expires MAR. 25, 2006

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____, _____.

My commission expires _____

Notary Public