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Davidson County DEEDWARR
Recvd: 06/20/05 10:03 2 pg
Fees:13.00 Taxes:913.90

20050620-0070084

WARRANTY DEED

G-CD-05-6029

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $247,000.00

Affiant

Subscribed and sworn to before me, this 15th DAY OF June, 2005.

Notary Public

MY COMMISSION EXPIRES: 3-21-09

(AFFIX SEAL)

SHARI A. THOMPSON NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TENNESSEE

THIS INSTRUMENT WAS PREPARED BY
RUDD & [illegible], LLC
2012 21st Avenue South
NASHVILLE, TENNESSEE 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Andrew C. Eakes	same	
6029 Sedberry Road	(NAME)	
(ADDRESS)	(ADDRESS)	
Nashville, Tennessee 37205		116-13-65.00
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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 MOSES D.MILLER JR., TRUSTEE OF THE MOSES D. MILLER, JR. REVOCABLE LIVING TRUST, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto ANDREW C. EAKES*, 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:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 31 ON THE PLAN OF HARDING PARK, AS OF RECORD IN BOOK 2331, PAGE 120, REGISTER'S OFFICE FOR SAID COUNTY, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE NORTHEASTERLY MARGIN OF SEDBERRY ROAD AT THE CORNER OF LOTS 30 AND 31; THENCE WITH THE LINE BETWEEN SAID LOTS, NORTHEASTERLY 230 FEET TO A CORNER OF LOT 55; THENCE WITH THE LINE BETWEEN LOTS 31 AND 55, SOUTHEASTERLY 141 FEET TO THE WESTERLY MARGIN OF POST ROAD; THENCE WITH THE MARGIN OF THE SAME, SOUTHERLY 170 FEET TO THE BEGINNING OF A CURVE; THENCE AROUND SAID CURVE, SOUTHWESTERLY 35.9 FEET TO THE MARGIN OF SEDBERRY ROAD; THENCE WITH THE MARGIN OF THE SAME, NORTHWESTERLY PARTIALLY AROUND A SLIGHT CURVE, 213.8 FEET TO THE POINT OF BEGINNING.

BEING THE SAME PROPERTY CONVEYED TO MOSES D. MILLER, JR., TRUSTEE OF THE MOSES D. MILLER, JR. REVOCABLE LIVING TRUST BY QUITCLAIM DEED FROM MOSES DEWITT MILLER, JR. RECORDED MARCH 17, 2005 IN INSTRUMENT NO. 20050317-0029536, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE AND BEING THE SAME PROPERTY CONVEYED TO MOSES DEWIT MILLER, JR. AND WIFE, BETTY SUE MILLER BY WARRANTY DEED RECORDED JULY 26, 1965 IN BOOK 3916, PAGE 32, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

This conveyance is subject to any and all existing easements and restrictions as shown of record including those of record in Book 2331, page 120; and Book 2542, page 486, Register's Office for Davidson County, Tennessee.

* and wife, ALLYSON M. EAKES

unimproved ( )
This is improved (X) property, known as 6029 Sedberry Road, Nashville, Tennessee 37205
(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 15th day of June, 2005.

Moses D Miller Trustee
Moses D.Miller Jr., Trustee

STATE OF Tennessee
COUNTY OF Davidson

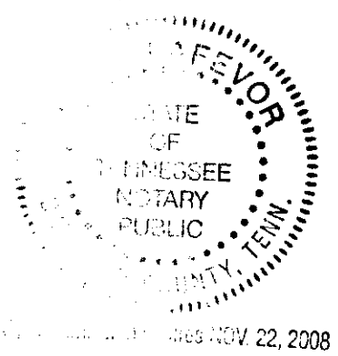
Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Moses D.Miller Jr.,Trustee of the Moses D. Miller, Jr. Revocable Living Trust, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and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

Witness my hand and official seal, this the 15th day of June, 2005.

Notary Public

My Commission Expires:

(SEAL)



RETURN TO:

2012 21st Avenue South
Nashville, TN 37212

615.383.2903