Davidson County DEEDWARR
Recvd: 07/07/05 10:46 2 pg
Fees:13.00 Taxes:492.10

20050707-0078193

ZANA C. PETTY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

FILE BOX 45

WARRANTY DEED

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $133,000.00

Affiant

Subscribed and sworn to before me, this 1st DAY OF July, 2005.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL) 1-27-07

G-TRA-05-806

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
Annelise LeCheminant	First Horizon Home	
806 Carlyle Place	(NAME) 90 W. Heritage Park Blvd.	
(ADDRESS) Nashville, Tennessee 37211	(ADDRESS) Layton, UT 84041	119-12 53.00
(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 GERALD MILLER AND WIFE, LOIS MILLER, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto ANNELISE LECHEMINANT, 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:

A CERTAIN TRACT OR PARCEL OF LAND SITUATED IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NUMBER 179 ON THE MAP OF BATTLEWOOD SUBDIVISION, SECTION TWO, OF RECORD IN BOOK 1835, PAGE 95, REGISTER'S OFFICE FOR SAID COUNTY.

SAID LOT NUMBER 179 BEGINS AT A POINT IN THE WESTERLY MARGIN OF CARLYLE PLACE, THE COMMON CORNER OF LOT NUMBERS 179 AND 178; THENCE NORTHWESTERLY 151.8 FEET TO A POINT IN THE COMMON REAR CORNER OF LOT NUMBERS 179 AND 178; THENCE SOUTH 20 DEGREES 48 MINUTES WEST 175 FEET TO A POINT THE COMMON REAR CORNER OF LOT NUMBERS 184 AND 179; THENCE SOUTHEASTERLY 80 FEET ALONG THE COMMON LINE OF LOT NUMBERS 179 AND 184, THENCE 168.4 FEET TO A POINT IN THE WESTERLY MARGIN OF CARLYLE PLACE, COMMON CORNER OF LOT NUMBERS 179 AND 180; THENCE ALONG MARGIN OF CARLYLE PLACE 46.44 AROUND A CURVE HAVING A RADIUS OF 50 FEET TO THE POINT OF BEGINNING.

BEING THE SAME PROPERTY CONVEYED TO GERALD MILLER AND WIFE, LOIS MILLER BY SPECIAL WARRANTY DEED FROM IMC MORTGAGE COMPANY, RECORDED THE 7TH DAY OF AUGUST, 2002 IN INSTRUMENT NO. 20020807-0095132, 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.

unimproved ( )
This is improved (X) property, known as 806 Carlyle Place, Nashville, Tennessee 37211
(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 1st day of July, 2005

Gerald Miller

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

Lois Miller

STATE OF California
COUNTY OF Los Angeles

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Gerald Miller and Lois Miller, the within named bargainor, ~~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 and official seal, this the 5th day of July, 2005.

Notary Public

My Commission Expires: Jan 5, 2007

(SEAL)

LEANNE JEWETT
Commission # 1392736
Notary Public - California
Los Angeles County
My Comm. Expires Jan 5, 2007

RETURN TO:

2012 21st Avenue South
Nashville, TN 37212

615.383.2903