Davidson County DEEDWARR
Recvd: 08/16/05 15:49 2 pg
Fees:13.00 Taxes:351.50
20050816-0097223

THIS INSTRUMENT PREPARED BY:
Forsythe Title & Escrow Services
113 Shivel Drive
Hendersonville, TN 37075

Our File Number: 21226B

MAP/GROUP/PARCEL:
134-13-0-161.00

NEW OWNER'S NAME AND ADDRESS:
SHAWNDELL MILLER
4822 SUNLIGHT DRIVE
NASHVILLE, TENNESSEE 37211

SEND TAX BILLS TO:
New Owner

WARRANTY DEED

FOR GOOD CONSIDERATION, the receipt of which is hereby acknowledged, Marilyn M. Miller (a/k/a Marilyn Ledbetter), an unmarried woman, hereinafter called Grantor, does hereby transfer and convey unto Shawndell Miller, an unmarried woman, her heirs and assigns, hereinafter called Grantee, property described as follows:

> Land in Davidson County, Tennessee, being Lot No. 224 on the Plan of Kenilworth Estates, Section 4, of record in Book 3300, Page 34, 35, and 36, Register's Office for Davidson County, Tennessee, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description of said property.
>
> The subject property is improved property commonly known as 4822 Sunlight Drive, Nashville, Tennessee 37211.
>
> BEING the same property conveyed to Marilyn M. Miller and Charles J. Sexton herein by deed of record in Book 8729, Page 512, Register's Office for Davidson County, Tennessee. Charles J. Sexton conveyed his interest in the herein described property by Divorce Decree recorded herewith as Exhibit A, and recorded of record in the Fourth Circuit Court for Davidson County, Tennessee at Nashville, Docket No. 00D-2873) Marilyn M. Miller is now known as Marilyn Ledbetter.

TO HAVE AND TO HOLD the said tract or parcel of land, with appurtenances, estate, title, and interest thereto belonging to said grantees. Grantor covenants with Grantee that she is lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, except for current taxes, and restrictions and easements of record.

GRANTOR further covenants and binds herself, her heirs, successors, and representatives to warrant and defend the title to the said land to Grantee, her heirs, successors, and assigns against the lawful claims of all persons whatsoever.

Marilyn Ledbetter
(formerly known as: Marilyn M. Miller)

STATE OF TENNESSEE
COUNTY OF SUMNER

PERSONALLY appeared before me, the undersigned authority, Marilyn Ledbetter, with whom I am personally acquainted, and made oath that she executed the foregoing instrument as a free act and deed and for the purposes therein contained.

DONE at offices in Hendersonville, Tennessee on this the 10th day of August, 2005.

NOTARY PUBLIC
Exp: 9-27-08

DAVID KIMBROUGH
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

STATE OF TENNESSEE
COUNTY OF SUMNER

The actual consideration or value whichever is greater for this transfer is $95,000.00.

AFFIANT

Sworn to and subscribed before me, this the 10th day of August, 2005.

NOTARY PUBLIC
Exp: 9-27-08

DAVID KIMBROUGH
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY