PLEASE RETURN TO:
Leroy J. Ellis, IV, Attorney at Law
306 Gay Street, Suite 200
Nashville, TN 37201

ox 28-B

WARRANTY DEED

The actual consideration or value for this transfer is $ 109,000.00

AFFIANT

STATE OF TENNESSEE }
COUNTY OF Davidson }

SWORN TO AND SUBSCRIBED before me this 26 day of AUGUST, 2005.

NOTARY PUBLIC
My Commission Expires: 3-22-08

LEROY JOHNSTON ELLIS IV NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TENN

Davidson County DEEDWARR
Recvd: 09/02/05 14:10 2 pgs
Fees:13.00 Taxes:403.30
20050902-0105856

This space for Register of Deeds

This instrument prepared by: Johnny Ellis, Esq, 306 Gay St., #200, Nashville, TN 37201, 615.256.5003 file#05080009

ADDRESS NEW OWNER(S)	SEND TAX BILLS TO:	MAP / PARCEL NO.
David William Miller 3824 Lookout Drive Nashville, TN 37209	New Owner	44-15-0 / 341.00

FOR AND IN CONSIDERATION of the sum of TEN and No/100 ($10.00) Dollars, cash in hand paid by David William Miller, and other good and valuable consideration, the receipt of which is hereby acknowledged,

We, **SANDY M. MATLOCK**, and husband, **MICHAEL A. MATLOCK**, the GRANTORS herein, have bargained and sold, and by these presents do transfer and convey unto:

DAVID WILLIAM MILLER, the GRANTEE herein, his heirs and assigns in fee simple absolute, a certain tract or parcel of land located in **Davidson** County, State of Tennessee, described as follows:

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

Being Lot No. 53 on the Plan of Village of Old Hickory, Section B of record in Plat Book 1424, page 67, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the Property.

Being the same property conveyed to Sandy M. Matlock and husband, Michael A. Matlock by deed from Harold C. Glover, unmarried and Mary G. Doss, unmarried of record in Book 10408, page 948, Register's Office for Davidson County, Tennessee.

The above description is the same as in the previous deed of record.

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, his heirs and assigns, forever. We do covenant with the said GRANTEE 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. 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, his heirs and assigns, against the lawful claims of all persons WHOMSOEVER.

The herein described property is subject to the following:
2005 Property taxes are to be prorated and assumed by the GRANTEE.
Subject to all matters shown on the Plan of record in Book 1424, page 67, said Register's Office; Utility, Telephone, and Transmission easements of record in Book 576, page 664; Book 626, page 556; Book 662, page 743; and Book 735, page 419, all in the Register's Office for Davidson County Tennessee.

This is improved property known as: 1011 Clarke Street, Old Hickory, TN. 37138.

Witness our hands this 26 day of AUGUST, 2005.

Sandy M. Matlock

Michael A. Matlock

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, Leroy J. Ellis IV, a Notary Public in and for said County and State, the within named Sandy M. Matlock the bargainor(s), 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 at Old Hickory, Tennessee this 26 day of AUGUST, 2005.

NOTARY PUBLIC

My Commission Expires: 3-22-08

LEROY JOHNSTON ELLIS IV NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

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STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, Leroy J. Ellis IV, a Notary Public in and for said County and State, the within named Michael A. Matlock the bargainor(s), 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 at Old Hickory, Tennessee this 26 day of AUGUST, 2005.

NOTARY PUBLIC

My Commission Expires: 3-22-08

LEROY JOHNSTON ELLIS IV NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

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WARRANTY DEED

From: Sandy M. Matlock
and husband,,
Michael A. Matlock

To: David William Miller

Property:
1011 Clarke Street
Old Hickory, TN. 37138

This Instrument was Prepared by:

Leroy Johnston Ellis IV
Attorney at Law
306 Gay Street, Suite 200
Nashville, Tennessee 37201
(615) 256-5003
&
3418 Old Hickory Blvd
Old Hickory, Tennessee 37183
(615) 847-2000
www.ljelaw.com