Davidson County DEEDWARR
Recvd: 10/06/05 10:41 2 pgs
Fees:13.00 Taxes:318.20

20051006-0120595

This Instrument Was Prepared By:
A & R Title, and Closing, Inc.
907 Rivergate Parkway Ste D-1
Goodlettsville, TN 37072

WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of One Dollar ($1.00) cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned, ~~Jason B.~~ Jack R. **Taylor and wife Lois J. Taylor** (hereinafter referred to as "Grantor") have this day bargained and sold and do hereby transfer and convey to **Jamal E. Miller Unmarried** hereinafter referred to as "Grantee") their heirs **Davidson** County, State of Tennessee, and being described as follows, to-wit:

Property located at 1453 Ardee Ave., Nashville, TN 37216 County of Davidson

A 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. 14 on the plan of a Resubdivision of part of Country Club Estates, of record in Book 1424, page 126, Register's Office for said County.

Said Lot No. 14 fronts 70 feet on the northeasterly margin of Ardee Avenue and extends back 175 feet on the northwesterly line and 128 feet on the southeasterly line to a dead line in the rear, measuring 85.45 feet thereon.

Being the same property conveyed to Jack R. Taylor and wife, Lois J. Taylor by deed from Charles R. McMillan and wife, Susan S. McMillan dated 11/9/90 filed of record in Book 8235, page 593, said Register's Office.

Subject to all matters appearing on the plan of record in Plat Book 1424, page 126, said Register's Office.

THIS CONVEYANCE is made subject to any and all applicable restrictions, building setback lines, and any easements, which may be of record in the Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title there unto belonging, unto the said Grantee (s), their heirs and assigns, forever.

The undersigned covenant with the said Grantee that they are lawfully seized and possessed of said parcel of real estate, and that they have a good right to convey the same and that it is unencumbered, except for the lien of current year's property taxes, which taxes have been prorated between the parties herein.

The undersigned further covenant and bind themselves, their heirs and assigns, forever to warrant and defend the title to said real estate to the Grantee(s), their heirs and assigns against the lawful claims of all persons, whosoever.

Jack R. Taylor
~~Jason B.~~ Taylor
Jack R.

Lois J. Taylor
Lois J. Taylor

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 ~~Jason B.~~ Jack B. Taylor and wife Lois J. Taylor to me known to be the person(s) described in and who executed the foregoing instrument, and who upon oath acknowledged that **they** executed the forgoing instrument for the purpose therein contained.

Witness my hand and official seal at Nashville, Tennessee this 30th day of September, 2005. DEB.

DOLORES E. BROWN STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY My Commission Expires July 28, 2007

My Commission Expires:_____

Dolores E. Brown
Notary Public

STATE OF Tennessee
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $ 86,000.00 which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

Julie A Bentley
Affiant

Sworn to and subscribed before me this 30th day of September 2005

Dolores E. Brown
Notary Public

My Commission Expires _____

DOLORES E. BROWN STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY My Commission Expires July 28, 2007

Tax & Map No.
072-004 230

ADDRESS OF NEW OWNER
AND PERSON RESPONSIBLE FOR TAXES:
Jamal E. Miller
1453 Ardee Ave
Nashville, TN 37216