Davidson County DEEDWARR
Recvd: 10/26/05 10:25 2 pgs
Fees:13.00 Taxes:333.00

20051026-0129172

14810

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 90,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4th DAY OF October 2005.

Notary Public

MY COMMISSION EXPIRES:

NOTARY PUBLIC AT LARGE

After Recording Return To:
Heritage Title Services, LLC.
8115 Isabella Ln., Suite 5
Brentwood, TN 37027

THIS INSTRUMENT WAS PREPARED BY
J. Blake Freeman, Attorney at Law, 323 Emery Drive, Nashville, TN 37214 615-

NAME	ADDRESS	
ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Timothy Miller	Same as new owner	148-8-230
(NAME)	(NAME)	
4709 Long Branch		
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRES)	
Antioch, TN 37013		
(CITY) (STATE) (P.O. ZIP)	(CITY) (STATE) (ZIP)	

My Commission Expires NOV. 29, 2008

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, John J. Clark, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Timothy Miller and wife, Candice Miller

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, 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. 44 on the plan of Section Nine, Terragon Trails, of record in Book 5200, page 85, Register's Office for said County.

Said Lot No. 44 fronts 97.67 feet on the westerly margin of Long Branch and extends back 152.97 feet on the northerly line and 135.99 feet on the southerly line to a dead line in the rear, measuring 38.68 feet thereon.

BEING the same property conveyed to John J. Clark and wife, Charlotte Ann Clark, by Quitclaim Deed from Edward L. Hiland, Trustee, filed of record in Book 7151, page 200; also acquired by instrument of record in Book 5426, page 517, Register's Office for Davidson County, Tennessee; the said Charlotte Ann Clark having died on March 25, 1994, the property vests in John J. Clark as surviving tenant by the entirety.

THIS conveyance is subject to any and all existing easements, restrictions and building setback lines of record.

This is improved property known as 4709 Long Branch, Antioch, TN 37013

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever; and we do covenant with the said GRANTEES 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 GRANTEES, 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 his hand this 4th day of October, 2005.

John J. Clark

14810

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, Evelyn D. Wright, a Notary Public in and for said County and State, the within named

John J. Clark, unmarried

the bargainor____, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 31st day of October, 2005.

My commission expires

Notary Public

EVELYN D. WRIGHT
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires NOV. 22, 2008