Davidson County DEEDWARR
Recvd: 01/06/06 11:22 2 pgs
Fees:13.00 Taxes:571.65
20060106-0002248

This Instrument Prepared By:
Heritage Title & Escrow Co., Inc.
123 Fifth Ave. North
Franklin, TN 37064

Map & Parcel 118-2-1

Send Tax Statements To:	**Name/Address New Owner:**	**Name of Mortgagee:**
Mark S. Miller	← Same	N/A
1148 Buckingham Circle		
Franklin, TN 37064		

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, I, DOROTHY FLEMING, An Unmarried Woman, have bargained and sold and by these presents do transfer and convey unto MARK S. MILLER, An Unmarried Man, his heirs and assigns forever, the following describe property, to wit:

Land in Davidson County, Tennessee, being Lot No. 21 on the Plan of Bransford Realty Company's Montrose Park Subdivision, as of record in Book 547, page 25, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Dorothy Fleming, unmarried, by deed from Mary Fite, unmarried, of record as Instrument No. 20020131-0013657, dated January 29, 2002, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD said tract of land, together with all improvements thereon and all appurtenances thereunto belonging unto the said Grantee, his heirs and assigns forever.

AND I DO COVENANT with the said Grantee, his heirs and assigns, that Grantor is lawfully seized and possessed of said property, that I have a good and lawful right to sell and convey same, and that it is free from any lien or encumbrance whatsoever with the following exceptions:

1. **Davidson County property taxes for subsequent years are a lien but are not yet due and payable.**
2. **All matters as shown on the Plan of Bransford Realty Company's Montrose Park Subdivision, as of record in Plat Book 547, page 25, Register's Office for Davidson County, Tennessee.**
3. **Easement of record in Book 2103, page 468, Register's Office for Davidson County, Tennessee.**

AND I DO FURTHER COVENANT and bind ourself, my heirs and assigns, to warrant and defend the title thereto against the lawful claims and demands of all persons whomsoever.

IN TESTIMONY WHEREOF, I have hereunto set my signature, this the 3rd day of January, 2006.

Dorothy Fleming

DOROTHY FLEMING

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named DOROTHY FLEMING, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, at office, on this 3rd day of January, 2006.

My Commission Expires:
12-28-08

Notary Public

DONNA L. SAVAGE NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

I certify that the actual consideration or value, whichever is greater, for this transfer is the sum of $154,500.00.

Kay Arbogast

Affiant

Sworn to and subscribed before me on this 3rd day of January, 2006.

My Commission Expires:
7-29-06

Notary Public

JOHN GLEAVES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.