This Instrument Prepared By:
Title Enterprises, LLC
320 Seven Springs Way
Suite 150, Seven Springs I
Brentwood, Tennessee 37027
1060012

Send Tax Bills To:	New Owner is:	MAP 51-04-2.00
New Owners	Ayana Drew	
220 Donna Drive	220 Donna Drive	
Madison, TN 37115	Madison, TN 37115	

Davidson County DEEDWARR
Recvd: 02/21/06 13:57 2 pg
Fees:13.00 Taxes:529.69

20060221-0020180

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 and sufficiency of all of which is hereby acknowledged, **Betty Ruth Miller** , hereinafter referred to as Grantor, has bargained and sold, and by these presents do transfer and convey unto the said **Ayana Drew**, hereinafter referred to as Grantee, its heirs and assigns, certain tracts or parcels of land in **Davidson** County, State of Tennessee, more particularly described as follows, to-wit:

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

Land in Davidson County, Tennessee, being Lot #16 on the Map of Blair Heights, Section IV, of record in Book 2331, page 60, Register's Office for said County.

Said Lot #16 fronts 143.33 on the west side of Donna Drive and runs back 320 feet on the north line and 314.21 feet on the South line, to a dead line, measuring 115 feet.

Being the same property conveyed to Betty Ruth Miller from Robert L. Hudson, Trustee by Quitclaim Deed dated July 17, 1979 and recorded July 31, 1979 in Book 5474, page 99, Register's Office for Davidson County.

This conveyance is subject to all matters of record on plat in Plat Book 2331, page 60, Register's Office for Davidson County.

Also commonly known as: 220 Donna Drive, Nashville, TN 37115

This conveyance is made subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

TO HAVE AND TO HOLD the said tracts or parcels of land with the appurtenances, estate, title and interest thereto belonging to the said Grantee, their heirs and assigns, forever.

The Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of said tracts and parcels of land in fee simple, and have a good right to convey same and that same is unencumbered, except for the taxes for the current year and which have been prorated

and asumed by the Grantee.

The Grantor does further covenant and bind themselves and their heirs and representatives to warrant and forever defend the title to the said tracts or parcels of land to the said Grantee, their heirs and assigns against the lawful claims of all persons whomsoever.

WITNESS our hands this 16th day of February, 2006.

GRANTOR:

Betty Ruth Miller

Betty Ruth Miller

ACKNOWLEDGEMENT

STATE OF TENNESSEE)
COUNTY OF Davidson)

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared **Betty Ruth Miller** , with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal on this the 16th day of February, 2006

Laura Wehby Duke
Notary Public

My Commission Expires: 4.8.07

LAURA WEHBY DUKE
NOTARY PUBLIC AT LARGE
MY COMMISSION EXPIRES 4-8-2007
WILSON COUNTY, TENNESSEE

STATE OF TENNESSEE)
COUNTY OF Davidson)

The actual consideration or value, whichever is greater, for this transfer is $143,160.00.

Michael Drew
Affiant

SWORN TO and subscribed before me this 16th day of February, 2006.

Laura Wehby Duke
Notary Public

Comm. Expires: 4.8.07

LAURA WEHBY DUKE
NOTARY PUBLIC AT LARGE
MY COMMISSION EXPIRES 4-8-2007
WILSON COUNTY, TENNESSEE