Davidson County DEEDWARR
Recvd: 08/01/07 12:20 2 pgs
Fees:13.00 Taxes:103.60
20070801-0091336

This instrument prepared by: Fearnley & Califf - Nashville
565 Marriott Drive - Ste 850
Nashville, TN 37214

WARRANTY DEED

THIS INDENTURE made and entered into this 30th day of July, 2007, by and between Johnnie Loretta Fulcher, an unmarried woman, party of the first part, and Archie M Miller, unmarried, and Frances Sue Hill, unmarried, party of the second part.

WITNESS: That for and in consideration of ten and no/100 Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt of all of which is hereby acknowledged, said party of the first part has bargained and sold and does hereby bargain, sell, convey, and confirm unto said party of the second part the following described real estate, situated and being in the County of Davidson, State of Tennessee, to wit:

BEING Lot No. 58 in the Kingsway Green Subdivision, a plan of which is of record in Book 3842, Page 227, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being all or part of the same property conveyed to Johnnie Loretta Fulcher, by virtue of that certain Quit Claim Deed dated February 21, 2007, at Instrument No. 20070222-0021959 in the Register's Office of Davidson County, Tennessee.

TO HAVE AND TO HOLD the aforesaid real estate, together with all of the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, their heirs, successors, and assigns in fee simple forever.

The said party of the first part does hereby convenant with the said party of the second part that it is lawfully seized in fee of the aforedescribed real estate; that it has a good right to sell and convey the same; that same is unencumbered, except for: year 2006 Davidson **County real property taxes, being a lien not yet due and payable. This conveyance is subject to any and all existing restrictions recorded in Book 4280, Page 68 all being of record in said Register's Office, and that title and quiet possession thereto it will warrant and forever defend against the lawful claims of all persons.**

The word "party" as used herein shall mean "parties" if it refers to more than one person or entity, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part the day and year first above written.

Johnnie Loretta Fulcher

Johnnie Loretta Fulcher

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, Johnnie Loretta Fulcher, with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 30th day of July, 2007.

Memorie K. White

Notary Public

MEMORIE K. WHITE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN
My Commission Expires September 19, 2009

My Commission Expires: 9-19-09



Property Owner & Address:	Archie M Miller and Frances Sue Hill 500 Cheyenne Blvd Lot 190 Madison. TN 37115
Tax Parcel No	043 160 11000
Property Address:	1217 Bubbling Well Road Nashville, TN 37115
MAIL TAX BILLS TO:	Archie M Miller and Frances Sue Hill 1217 Bubbling Well Road Nashville, TN 37115

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I, or we, hereby swear or affirm that to the best of Affiant's knowledge, information and belief the actual consideration for this transfer of value of the property transferred, whichever is greater is $28,000.00 which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

Archie M. Miller
AFFIANT

SUBSCRIBED AND SWORN TO before me this 30th day of July, 2007.

Memorie K. White
Notary Public

My Commission Expires: 9-19-09

