Davidson County DEEDWARR
Recvd: 11/28/07 13:55 2 pgs
Fees:13.00 Taxes:469.90
20071128-0138139

THIS INSTRUMENT PREPARED BY:

Homer R. Ayers, Attorney at Law
303 Frances Street (Zip 37072)
P. O. Box 904
Goodlettsville, TN 37070-0904

Warranty Deed

ADDRESS NEW OWNERS:	PERSON OR ENTITY RESPONSIBLE FOR PAYMENT OF REAL PROPERTY TAXES:	MAP-PARCEL NOS.
Elisha Miller, et ux 5315 Panorama Drive Nashville, TN 37218	Franklin American Mortgage Co. 501 Corporate Centre Dr., Ste 400 Franklin, TN 37067	Map 81-01 Parcel 81

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, JACKIE E. FUSTON, Successor Trustee of The Harold E. Fuston and Erma N. Fuston Revocable Living Trust dated 6/21/2000, hereinafter referred to as the "GRANTOR", has bargained and sold and by these presents does transfer and convey unto ELISHA MILLER and wife, MALELIA R. MILLER, hereinafter referred to as 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 located and situate in Davidson County, Tennessee, being Lot No. 1 on the plan of Northside Addition, Section II, of record in Book 2330, page 121, Register's Office for said County, described as follows:

BEGINNING at a point in the northeast margin of River Court at the corner of Lots Nos. 1 and 2; thence with the line between said lots, northeasterly 350.7 feet to a point; thence westerly 273.6 feet to a point in the easterly margin of River Drive; thence with the margin of the same, southwesterly along a curve, 135.1 feet to the beginning of a curve; thence around said curve, southeasterly 36.7 feet to a point in the northeast margin of River Court, thence with the margin of the same easterly 144.1 feet to the point of beginning.

BEING the same property conveyed to Harold E. Fuston or Erma N. Fuston, Trustees of the Harold E. Fuston and Erma N. Fuston Revocable Living Trust by quitclaim deed from Harold E. Fuston and wife, Erma N. Fuston, of record in Instrument No. 200006230062625, Register's Office for Davidson County, Tennessee. The said Harold E. Fuston died on December 13, 2005 and the said Erma N. Fuston died on June 20, 2007; and the said Revocable Living Trust provides that upon the death of the surviving Co-Trustee, Jackie E. Fuston is designated as Successor Trustee. Accordingly, this deed is executed by Jackie E. Fuston, Successor Trustee for The Harold E. Fuston and Erma N. Fuston Revocable Living Trust dated 6/21/2000.

The legal description, as hereinabove set forth is the same as that contained in the previous Deed of Record.

The current mailing address for said property is 2950 River Court, Nashville, TN 37218.

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 the GRANTOR do covenant with the said GRANTEES, that the GRANTOR is lawfully seized and possessed of said land in fee simple, has a good right to convey it and warrants that the same is unencumbered, except as follows:

1. Real Property Taxes for the year 2007, which are a lien, but not yet due and payable, which have been prorated between the parties and will be paid, in full, by the Escrow Closing Attorney, at closing.

2. Subject to any and all matters as they may appear on the Plan of Record in Book 2330, page 121, said Register's Office.

And, the GRANTOR does further covenant and bind himself, his successors or assigns 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.

WITNESS our hands on the day and date last acknowledged below.

"GRANTOR"

Jackie E. Fuston Successor Trustee

JACKIE E. FUSTON, Successor Trustee of The Harold E. Fuston and Erma N. Fuston Revocable Living Trust dated 6/21/2000

"GRANTEES"

Elisha Miller

ELISHA MILLER

Malelia R. Miller

MALELIA R. MILLER

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JACKIE E. FUSTON, Successor Trustee of The Harold E. Fuston and Erma N. Fuston Revocable Living Trust dated 6/21/2000 and ELISHA MILLER and wife, MALELIA R. MILLER, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this the 21st day of November, 2007.

PATSY C. DAVISON NOTARY PUBLIC STATE OF TENNESSEE MY COMM. EXP. DECEMBER 2, 2009

Patsy C. Davison

NOTARY PUBLIC

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual consideration or value, whichever is greater, for this transfer is $127,000.00.

Elisha Miller

Affiant

Sworn to and subscribed before me, this the 21st day of November, 2007.

PATSY C. DAVISON NOTARY PUBLIC STATE OF TENNESSEE MY COMM. EXP. DECEMBER 2, 2009

Patsy C. Davison

NOTARY PUBLIC