Davidson County DEEDWARR
Recvd: 07/30/08 13:52 3 pg
Fees:18.00 Taxes:980.50

20080730-0078148

PREPARED BY: + Return To:
COMMONWEALTH TITLE AGENCY OF NASHVILLE, INC.
101 ELMORE AVENUE
MADISON, TN 37115

WARRANTY DEED

THIS INDENTURE is made and entered into this 25th day of July, 2008, by and between J B MILLER and JUNE B. MILLER, HUSBAND AND WIFE, hereinafter called Grantors, and BRYAN WICKS and CECILIA WICKS, HUSBAND AND WIFE, hereinafter called Grantees.

W I T N E S S E T H: That for and in consideration of Ten Dollars ($10.00) and other good and valuable considerations, the receipt of which are hereby acknowledged, J B MILLER and JUNE B. MILLER, HUSBAND AND WIFE, as Grantors, do hereby bargain, sell, transfer and convey unto BRYAN WICKS and CECILIA WICKS, HUSBAND AND WIFE, hereinafter referred to as Grantees, their successors, heirs and assigns, all of that certain real estate located in DAVIDSON County, Tennessee, being more particularly described in Exhibit "A", which is attached hereto and incorporated herein by reference, together with all right, title and interest of Grantors in and to all buildings and fixtures located on said real estate, and any easements and rights-of-way adjoining or abutting said real estate and any covenants and other rights appurtenant thereto (collectively, the "Property"). This conveyance of the "Property" and all covenants and warranties contained herein, are made expressly subject to the exceptions and other matters set forth in Exhibit "B", which is attached hereto and incorporated herein by reference.

This is improved property known as 7156 BIDWELL ROAD, JOELTON, TENNESSEE 37080.

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest unto Grantees, their successors, heirs and assigns forever. The Grantors covenant and agree with the said Grantees that Grantors are lawfully seized and possessed of the said real estate and that Grantors have a good and lawful right to sell the same. The Grantors further covenant that the same is unencumbered except as otherwise set forth in Exhibit "B".

Grantors further covenant and bind themselves and their successors, heirs and assigns, to warrant and forever defend the title to said Grantees, their successors, heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS the hands and seals of the Grantors on this the day and year first above written.

SELLER(S):

J B MILLER

JUNE B. MILLER

INDIVIDUAL
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, J B MILLER and JUNE B. MILLER, HUSBAND AND WIFE, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at Joelton, **Tennessee, on this the** 25th **day of July, 2008.**

Howard M. Skipworth
Notary Public

HOWARD M. SKIPWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires JAN. 9, 2012

My Commission Expires: _____

Name and Address of Property Owner:

BRYAN WICKS and CECILIA WICKS

7156 BIDWELL ROAD
JOELTON, TENNESSEE 37080

Property Address:

7156 BIDWELL ROAD, JOELTON, TENNESSEE 37080

Person Responsible for Taxes:

Same

_____

_____

Map & Parcel #: MAP 14, PARCEL 202.00

AFFIDAVIT OF VALUE

STATE OF TENNESSEE :
COUNTY OF Davidson **:**

I hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater is **$265000.00** which amount is equal to, or greater than, the amount which the property, or interest in property transferred, would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me, a Notary Public, this 25th day of **July, 2008.**

Notary Public

DENISE C. ALLIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: ~~MY COMMISSION EXPIRES~~
May 08, 2012

RETURN TO:

COMMONWEALTH TITLE AGENCY OF NASHVILLE, INC.
101 ELMORE AVENUE
MADISON, TN 37115 08-8180J

EXHIBIT 'A'

Land in Davidson County, Tennessee, being Lot No. 5 on the Plan of Faith Place, of record in Book 7900, page 292, Register's Office for Davidson County, Tennessee.

BEING the same property conveyed to J B MILLER and JUNE B. MILLER, HUSBAND AND WIFE, by Warranty Deed from MICHAEL H. & WIFE, JOY M. YOUNG, of record in Instrument No. 20011205-0119835, Register's Office for DAVIDSON County, Tennessee.

EXHIBIT 'B'

1. All REAL PROPERTY taxes for the year 2008 and subsequent years, A LIEN, not yet due and payable (MAP 14, PARCEL 202.00). .

2. All matters as set forth on the Final Plat of Faith Place of record in Book 7900, page 292, said Register's Office, including any and all setback lines, easements, notes, restrictions, etc., as may be shown thereon.

3. Declaration of Restrictive Covenants for Faith Place of record in Book 8575, page 1, Register's Office for DAVIDSON County, Tennessee.