WARRANTY DEED

Record & Return To:

Southern Title Services, LLC
Three Maryland Farms, Suite 150
Brentwood, TN 37027
File No. 200011421

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $74,400.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 1st Day of December, 2000.

Notary Public

MY COMMISSION EXPIRES: 09/08/01

(AFFIX SEAL)

My Commission Expires OCT. 25, 2003

THIS INSTRUMENT WAS PREPARED BY
David W. Kious, Attorney at Law, Three Maryland Farms, Suite 150 Brentwood, TN 37027

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
John G. Mifflin	SunTrust Mortgage. Inc.	Map 117-15-A
(NAME) 1900 Richard Jones Road, U-7	(NAME) P.O. Box 57028	
(ADDRESS) Nashville, TN 37215	(ADDRESS) Irvine, CA 92619-7028	Parcel 191.00
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, we, **Imogene Nixon**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **John G. Mifflin** hereinafter called the GRANTEE(S), their heirs and assigns, a certain tract or parcel of land in DAVIDSON County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Parcel No. 191, Init No. U-7, in a Horizontal Property Regime, located on the Plat of Green Hills Terrace of Record in Book 5200, page 64, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Imogene Nixon, unmarried by Warranty Deed of record in Book 5350, page 697, Register's Office of Davidson County, Tennessee.

Subject to Master Deed as set out in Book 5304, page 702, Register's Office for Davidson County, Tennessee; Subject to all matters as shown on Plat Book 5200, page 64, said Register's Office.

This is unimproved ( )
improved(x) property, known as 1900 Richard Jones Road, U-7 Nashville TN 37215
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and except for the current year property taxes which are being prorated between the parties and Grantee agreeing to pay said tax when due; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my/our hand(s) this 1st Day of December, 2000.

Imogene Nixon

Imogene Nixon

Davidson County DEEDWARR
Recvd: 12/05/00 09:36 2pgs
Fees:11.00 Taxes:275.28

20001205-0119305

STATE OF TENNESSEE)
) ss:
COUNTY OF DAVIDSON)

Before me, the undersigned Notary Public, personally appeared Imogene Nixon, who is/are known to me or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal this 1st Day of December, 2000.

NOTARY PUBLIC

My Commission Expires OCT. 25, 2003

MY COMMISSION EXPIRES: _____