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STATE OF TENNESSEE)
COUNTY OF DAVIDSON

THIS INSTRUMENT PREPARED BY:

HOLLINS & ASSOCIATES
401 Church Street, Suite 2720
Nashville, Tennessee 37219

The actual consideration for this transfer or value of property (whichever is greater) is $61,000.00. This is equal to or greater than the property would bring at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me this 11th day of May, 2001

Notary Public
My Commission Expires: 1/29/05

RODERICK J. NAVIN
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

ADDRESS NEW OWNER:
Timothy Rauhoff
1901 18th Ave South Unit 103
Nashville, TN 37212

Davidson County DEEDWARR
Recvd: 05/14/01 15:29 3pgs
Fees:15.00 Taxes:225.70

20010514-0049627

SEND TAX BILL TO:
SAME

MAP 104-12A
PARCEL 11

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Mark S. Miller, married, hereinafter the GRANTOR, has bargained and sold, and by these presents do transfer and convey unto Timothy Rauhoff, single, hereinafter the GRANTEE(S), his successors, heirs, representatives and assigns, a certain tract or parcel of land in DAVIDSON County, State of Tennessee, more particularly described as follows:

SEE ATTACHED EXHIBIT A, WHICH IS INCORPORATED HEREIN BY THIS REFERENCE.

This is improved property known as 1901 18th Ave South Unit 103 Nashville, TN 37212.

This conveyance is made subject to such limitations, restrictions and encumbrances of record as may affect the premises, including but not limited to the following:

1) City and/or County Taxes for the year 2001 and subsequent years FOR MAP 104-12A, PARCEL 11: A lien, not yet due or payable.

2)All matters as shown on the plat of record in Book 4885, page 87 and Book 5190, page 44, Register's Office for Davidson County, Tennessee.

3) Restrictions of record in Book 4626, page 719, Book 5356, page 732, and Book 5356, page 739, Register's Office for Davidson County, Tennessee.

4) The premises herein is a condominium apartment established pursuant to all the provisions of the Tennessee "Horizontal Property Act" as the same is set out in Sections 66-27-101 et seq. of the Tennessee Code Annotated, as amended, and is subject to the provisions and requirements thereof; and is subject to the By-Laws for the administration thereof; also subject to easements, rights and interest in favor of other unit owners and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and buildings thereon; and also including without limitations all conditions, covenants, restrictions, options, burdens, assessments, and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of Magnolia Wedgewood Condominium, of record in Book 6258, page 718, Register's Office for Davidson County, Tennessee, and By-Laws appended thereto of record in Book 6258, page 759, said Register's Office.

5) Charter of Magnolia Wedgewood Condominium Association, Inc. of record in Book 6258, page 776, Register's Office for Davidson County, Tennessee.

6) Right of others in and to the common elements.

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title and interest thereto belonging to said GRANTEE, his/her heirs, successors, representatives and assigns, forever; GRANTOR does further covenant with said GRANTEE that GRANTOR is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered except as otherwise herein set out; and it does further covenant and bind itself, its successors and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, his/her heirs, successors, representatives and assigns, against the lawful claims of all persons whomsoever.

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

Laura Miller, spouse of Mark S. Miller joins in this conveyance to convey her dower, courtesy, homestead, community property, or other statutory marital rights she may have in said property.

WITNESS my hand this 11th day of May, 2001

GRANTOR:

Mark S. Miller

Laura Miller by James S. Higgins as Att'y in Fact

Laura Miller by James S. Higgins as Attorney in fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public of said County and State, Mark S. Miller, 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 executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 11th day of May, 2001

Notary Public

RODERICK J. NAVIN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires: 1/29/05

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared James S. Higgins, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Attorney in Fact for Laura Miller, the within named bargainor, and that he as such Attorney in Fact pursuant to a Power of Attorney being recorded simultaneously herewith this instument executed the foregoing instrument for the purposes therein contained, by signing the name of Laura Miller by himself as such Attorney in Fact.

WITNESS MY HAND AND SEAL, at office in Nashville, Tennessee, this 11th day of May, 2001.

Notary Public

RODERICK J. NAVIN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires: 1/29/05.

EXHIBIT "A"
PROPERTY DESCRIPTION

Land in Davidson County, Tennessee, being Unit 103M of Magnolia Wedgewood Condominium created under Title 66, Chapter 27, Section 191, et seq, as amended, Tennessee Code Annotated, and as established by a Master Deed of record in Book 6258, page 718, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the Common Elements appurtenant to said Unit as set forth in Exhibit A-1 of said Master Deed. Reference is hereby made to the Plat of Magnolia Wedgewood Condominium set forth in Exhibit A-2 of said Master Deed for a more complete identification and description of such Unit.

Being the same property conveyed to Mark S. Miller, unmarried by deed from J. Richard Chambers of record in Book 10627, page 763, Register's Office for Davidson County, Tennessee.