WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 94,000.00

X Kerri L. Turner
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th DAY OF June 2001

Notary Public

MY COMMISSION EXPIRES: 11/24/01
(AFFIX SEAL)

NOTARY PUBLIC AT LARGE

Davidson County DEEDWARR
Recvd: 07/02/01 10:22 2pgs
Fees:11.00 Taxes:347.80
20010702-0069620

THIS INSTRUMENT WAS PREPARED BY
Southland Title & Escrow Co., 7101 Executive Center Drive #151, Brentwood, Tennessee 37027

My Commission Expires November 24, 2001

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Kerri L. Turner (NAME)	Bank of America, N.A. (NAME)	61-07-0 35.00
803 Broadmoor Drive (ADDRESS)	2059 Northlake Parkway (ADDRESS)	
Nashville, TN 37216 (CITY) (STATE) (ZIP)	Tucker, GA 30084 (CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Monica Miller

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Kerri L. Turner, unmarried

HEREINAFTER CALLED 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 in Davidson County, TN, BEING Lot No. 14, Block I on the Map of Broadmoor, Section 2, of record in Plat Book 547, page 174, Register's Office for Davidson County, TN, to which plan reference is hereby made for a complete description thereof.

Being the same property conveyed to Monica Miller, by Substitute Trustee's Deed from Randall J. Fishman, Substitute Trustee, of record in Book 10922, page 121, Register's Office for Davidson County, TN.

This conveyance is subject to the following: Taxes for the year 2001 have been prorated and payment thereof is expressly assumed by the herein Grantee; Plan of record in Plat Book 547, page 174, Register's Office for Davidson County, TN.

Barry M. Miller joins in this conveyance for the purpose of conveying all right, title and interest he may have in and to the above described property as spouse of Monica Miller.

~~The execution of this instrument is effected by the signature of~~ Monica Miller ~~as Attorney-in-Fact for Barry~~ M. Miller, ~~which Power~~ of Attorney is recorded ~~in Book 10050, page 712, said Register's Office~~.

The herein named property is not now, nor has it ever been, the primary principal residence of the herein named Grantor nor his/her spouse.

unimproved ( )
This is improved (X) property, known as 803 Broadmoor Drive, Nashville, TN 37216
(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 GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 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 GRANTEES, 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 hand this 26th day of June 2001

Monica Miller

Barry M. Miller
~~BY: Monica Miller, Attorney-In-Fact~~

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Monica Miller and Barry M. Miller

the bargainor S, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that she executed the within instrument for the purposes therein contained. Witness my hand and official seal at Brentwood, Tennessee, this 26th day of June 2001.

Commission expires 11/24/01

Notary Public

PHA J. HAGSDALE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN My Commission Expires November 24, 2001

STATE OF TENNESSEE
COUNTY OF

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____, _____.

My commission expires _____

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public within and for the State and County, appeared Monica Miller, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon her oath acknowledged herself to be the Attorney-In-Fact for Barry M. Miller, the within named bargainor, and that she as such Attorney in Fact being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name Barry M. Miller, the bargainor, by the said Monica Miller, as Attorney in Fact.

Witness my hand and official seal at office at Brentwood, Tennessee on this the 26th day of June, 2001.

_____
Notary Public

My Commission Expires: