21-1-996

Space reserved for recording information:

Davidson County DEEDWARR
Recvd: 11/19/01 12:50 1pgs
Fees:13.00 Taxes:721.50

20011119-0126402

WARRANTY DEED

Preparer's File #-011719

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $195,000.00 .

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 24th DAY OF OCTOBER, 2001.

Notary Public

(Affix Seal)

My Commission Expires: 10-

SONYA M. BRADHAM NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:
ESCROW SERVICES OF TENNESSEE, LLC
100 Winners Circle, Suite 150
Brentwood, TN 37027

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Paul B. Miller and Nathalie Debrauwere-Miller	South Trust Mortgage Corp.	104-16-A-4
1902A Linden Avenue	10130 Mallard Creek Rd	
Nashville, TN 37212	Suite 200 Charlotte NC 28262	

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 consideration, the receipt of which is hereby acknowledged, I/we, MAUREEN KELLY AND RONALD WESTON, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto PAUL B. MILLER AND WIFE, NATHALIE DEBRAUWERE-MILLER, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

BEING Unit A situated on Lot No. 3, Belmont Heights Linden Place, a condominium, a Horizontal Property Regime, of record in Book 5200, page 373, Register's Office for Davidson County, Tennessee, as Phase two, and described in a Master Deed of record in Book 5652, page 77, said Register's Office, to which plan reference is made for a more complete description.

Being the same property conveyed to Daniel M. Farley and wife, Maureen A. Farley by Deed from Sterling R. Chapman, Jr. and wife, Kathy H. Halsey of record at Book 9502, page 763, Register's Office for Davidson County, Tennessee. Further conveyed to Maureen Ann Kelly by Quit Claim Deed from Daniel Hugh Farley of record at Book 10363, page 452, said Register's Office and further conveyed to Ronald E. Underwood, Trustee by Quit Claim Deed from Maureen A. Kelly, then conveyed to Maureen A. Kelly, unmarried and Ronald Paul Weston, unmarried in the same Quit Claim Deed of record at Book 10363, page 454, said Register's Office.

Maureen A. Kelly and Maureen Ann Kelly are one and the same person.

This conveyance is subject to any and all restrictions and easements of record.

( ) unimproved

This is (X) improved property known as **1902A Linden Avenue, Nashville, Tennessee 37212**

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, their heirs and assigns forever; and we, the GRANTORS, do covenant with the said GRANTEE that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that 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 GRANTEE, 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 ~~19th~~ 24th day of **October, 2001**:

Maureen Kelly

Ronald Weston

STATE OF Washington
COUNTY OF Whatcom

NOTARY PUBLIC STATE OF WASHINGTON D. VANDERHEYDEN FEB. 25, 2004

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named MAUREEN KELLY AND RONALD WESTON, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that such person or persons executed the within instrument for the purposes therein contained. Witness my hand and official seal at

~~Bellingham~~ Whatcom State Bank, this ~~19th~~ 24th day of October, 2001.

Notary Public

My Commission Expires: Feb 25th, 2004