221-006

PREPARED BY:
Lender's Title & Escrow LLC
501 Corporate Centre Drive, Suite 460
Franklin, Tennessee 37067

Davidson County DEEDWARR
Recvd: 03/06/02 14:41 2pgs
Fees:13.00 Taxes:378.88
20020306-0028282

WARRANTY DEED

THIS INDENTURE is made and entered into this **15th** day of **February, 2002** by and between **Todd M. O'Banion and wife, Lori A. O'Banion** , herein after referred to as GRANTOR, and **Joel E. Miller** , herein after referred to as GRANTEE.

WITNESSETH: That for and in consideration of Ten Dollars ($10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, the GRANTOR does hereby bargain, sell, transfer and convey unto the GRANTEES, all of GRANTOR'S right, title and interest in the following described property lying in City of **Nashville,** County of **Davidson,** State of Tennessee, more particularly described as follows:

Being Lot 177-A, Zone Lot Division of Lots 172-180, Percy Priest Woods, Section 4, as of record in Plat Book 6250, Pages 356 and 357, as amended in Plat Book 6250, Page 993, Register's Office for Davidson County, Tennessee

Being the same property conveyed to Todd M. O'Banion and wife, Lori A. O'Banion by Warranty Deed from Francisco J. Sandoval and wife, Tatia Sandoval, of record in Book 10210, Page 625, Register's Office for Davidson County, Tennessee.

This is improved/unimproved property known as: 838 Woodcraft Drive, Nashville, Tennessee 37214

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest unto GRANTEE, GRANTEE'S heirs, successors and assigns forever. The GRANTOR does covenant and agree with the said GRANTEE that GRANTOR is lawfully seized and possessed of the said real estate and that GRANTOR has a good and lawful right to sell the same. The GRANTOR further covenants that the same is unencumbered except as otherwise set forth herein, and that the title and quiet possession thereto GRANTOR will forever warrant and defend against the lawful claims of all persons whomsoever.

WITNESS MY HAND on the day and year first above written.

Todd M. O'Banion
Todd M. O'Banion
Signature of Seller By: /s/ Todd Jackson POA

Lori A. O'Banion
Lori A. O'Banion
Signature of Seller By: /s/ Todd Jackson POA

ATTORNEY IN FACT
STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

On this **15th** day of **February, 2002** before me personally appeared M. TODD JACKSON , to me known, (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of TODD M. O'BANION AND WIFE, LORI A. O'BANION , and acknowledged that he/she executed the same as the free act and deed of said TODD M. O'BANION AND WIFE, LORI A. O'BANION

Witness my hand, at office, this **15th** day of **February, 2002.**

Notary Public

My Commission Expires: May 23 2005

SUZANNE LEGGETS NOTARY PUBLIC AT LARGE RUTHERFORD, TENNESSEE

Name and Address of Property Owner:
Joel E. Miller
838 Woodcraft Drive, Nashville, Tennessee 37214

Send Tax Statements to:
MORTGAGE LENDERS OF AMERICA, LLC
8400 W. 110TH STREET, OVERLAND PARK,KANSAS 66210

MAP AND PARCEL--108-16-220

AFFIDAVIT OF VALUE

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

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 **$102,400.00** 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 **15th** day of **February, 2002.**

Notary Public

My Commission Expires: May 23, 2005

SUZANNE LEGGETS NOTARY PUBLIC AT LARGE RUTHERFORD, TENNESSEE

RETURN TO:

Lender's Title & Escrow LLC
501 Corporate Centre Drive, Suite 460
Franklin Tn 37067