WARRANTY DEED

Davidson County DEEDWARR
Recvd: 05/21/02 15:12 2pgs
Fees:13.00 Taxes:510.60

20020521-0062043

RETURN TO:
Advantage Title & Escrow
109 Kenner Avenue
Nashville, TN 37205
615-292-2665
#225

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 138,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF April 2002

Notary Public

MY COMMISSION EXPIRES: 9-24-05
(AFFIX SEAL)

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

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Kenneth & Sheryl Miller (NAME)	~~New Owner~~ First Horizon Home Loan Corp. (NAME)	93-10-A 467.00CO
467 2nd Avenue South (ADDRESS)	4000 Horizon Way (ADDRESS)	
Nashville, TN 37201 (CITY) (STATE) (ZIP)	Irving, TX 75063 (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, Austin Whitfield Lee III, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Kenneth Lance Miller and wife, Sheryl Dawn Miller

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:

A certain condominium apartment in Davidson County, Tennessee, described as Unit No. 467, Howell Park Condominiums, a Horizontal Property Regime, located on Second Avenue South, Davidson County, Tennessee, as shown on the plat of Howell Park Condominiums, Condominium apartments, recorded in Plat Book 6250, page 868, said Register's Office, and described in a Master Deed recorded in Book 6816, page 411, said Register's Office, to which reference is hereby made. The easements, restrictive convenants, conditions and regulations imposed upon and relating to the apartments, property, co-owners and tenants of Howell Park Condominiums contained in the Master Deed recorded in Book 6816, page 411, and By-Laws recorded in Book 4816, page 420, amended in Book 11429, page 947, Register's Office for Davidson County, Tennessee, are incorporated in this deed by reference and made a part hereof the same as though copied herein.

Being the same property conveyed to Austin Whitfield Lee III, by deed from Susan Darcelle Keith Baker and spouse, Robert Dana Baker, of record in Book 11557, page 71, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following: Taxes for the current year have been prorated and payment thereof is expressly assumed by the herein Grantee; Master Deed of record in Book 6816, page 411; By-Laws of record in Book 6816, page 420, as amended in Book 11429, page 947; Charter of record as Instrument No. 200005080046074; Plan of record in Book 6250, page 868; all in the Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 467 2nd Avenue South, Nashville, TN 37201
(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 30th day of April 2002

Austin Whitfield Lee III

Austin Whitfield Lee III

STATE OF Ohio
COUNTY OF Hamilton

Before me, the undersigned authority, a Notary Public within and for the State and County, appeared Austin Whitfield Lee, III, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon his oath(s) acknowledged himself to be the within named bargainor(s), and that he executed the foregoing instrument of his own free will for the purposes therein set forth.

Witness my hand and official seal at office at Cincinnati, Ohio, on this the 4th day of April, 2001.2

Cara Schuerman
Notary Public

My Commission Expires:

NOTARIAL SEAL
STATE OF OHIO

CARA SCHUERMAN
Notary Public, State of Ohio
My Commission Expires 11-19-05

STATE OF _____
COUNTY OF _____

Before me, the undersigned authority, a Notary Public within and for the State and County, appeared _____, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon his/her oath(s) acknowledged himself/herself to be the within named bargainor(s), and that he/she executed the foregoing instrument of his/her own free will for the purposes therein set forth.

Witness my hand and official seal at office at _____, _____, on this the _____ day of _____, 2001.

_____
Notary Public

My Commission Expires: