PREPARED BY (AND RETURN TO):

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W & I Ref:(SK) Title No: 43473
Dav. Co. File: Box 8

Davidson County DEEDWARR
Recvd: 06/11/02 15:37 2pgs
Fees:13.00 Taxes:490.25

20020611-0071195

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Lisa E. Galbraith 108 Plantation Court Nashville, Tennessee 37221	Wells Fargo Home Mortgage, Inc. 4456 Corporation Lane Virginia Beach, Virginia 23462

TAX MAP-PARCEL NUMBERS: 142-5-A-30

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$132,500.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Karen Lee Miller**,unmarried hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Lisa E. Galbraith** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

A certain condominium apartment in Davidson County, Tennessee, being Unit No. E-4 together with carport designated E-4-C on the Plan of River Plantation Apartments Section 2 of record in Book 4460, page 136 and 137, Register's Office for said County which plan and record thereof are incorporated herein and made a part hereof by reference.

BEING the same property conveyed to Karen M. Durlester, and spouse, Adrian Durlester by deed from Laurence E. Bellantine, Jr., married of record in Book 11372, page 779, Registers' Office for said County. Adrian Durlester has since conveyed all of his interest in subject property to Karen M. Durlester by quitclaim Deed of record in instrument number 20010919-0101645, Register's Office for Davidson County,Tennessee. Karen M. Durlester and Adrian Durlester have since been divorced. By Quitclaim Deed of record prior hereto in instrument no. 20020611-0071195 Register's Office for Davidson County, Tennessee, Adrian Durlester, conveyed all of his interest in said property to Karen Lee Miller. Karen Lee Miller and Karen M. Durlester are one in the same person.

Description Reference: The description is the same as that used in the last deed prior to this transaction.

Subject to Taxes for 2002 and subsequent years; The Plan, with Owner's Certificate, of record in Book 4460, page 136 and 137 , said Register's Office; Subject to the provisions of the condominium Master Deed of record in Book 4661, page 334, Book 4691, page 906, Book 6354, page 676, Book 6436, page 389, said Register's Office, which submits said property to a Horizontal Property Regime pursuant to the provisions of the Tennessee Horizontal Property Act and sets forth restrictions, assessments, liens and other matters, to which Master Deed reference is hereby made for more particulars.

This is improved property, known as: 108 Plantation Court, Nashville,, Tennessee 37221

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 28th day of May, 2002.

Karen Lee Miller

State of TENNESSEE
County of DAVIDSON

On this 28th day of May, 2002 , before me the undersigned authority, personally appeared Karen Lee Miller , to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary

My Commission Expires:

PERCY WILKINS, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires MAY 30, 2004

State of TENNESSEE
County of DAVIDSON

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is $132,500.00

5-28-02

Affiant

Sworn and subscribed before me this the 28th day of May, 2002

Notary Public

My Commission Expires:

PERCY WILKINS, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires MAY 30, 2004