WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $164,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5TH DAY OF JUNE, 2002.

Notary Public

MY COMMISSION EXPIRES: .

(AFFIX SEAL)

NOTARY PUBLIC — DAVIDSON COUNTY, TENN. — My Commission Expires 7/26/2003

THIS INSTRUMENT WAS PREPARED BY
Southern Title, LLC, 205 Powell Place, Brentwood, Tennessee 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ross Winetsky	Countrywide Home Loans, Inc.	105-13238
(NAME)	(NAME)	
2212 11th Avenue South	718 Thompson Lane #104	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37204	Nashville, TN 37204	
(CITY) (STATE) (ZIP)	(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, MARK S. MILLER, an unmarried man, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO ROSS WINETSKY, and wife LORRE L. MENDELSON, 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, Tennessee, Being Lot No. 28 and the northerly half of Lot No. 29 on the Plan of W.S. Duckworth's Addition to Nashville, of record in Book 57, page 83, Register's Office for Davidson County, Tennessee.

Said Lot No. 28, and part of Lot No. 29 form together 75 feet on the easterly side of 11th Avenue South, formerly Bertie Avenue, and run back between parallel lines 180 feet to an alley.

Being the same property conveyed to Mark S. Miller, and wife, Laura Miller by Warranty Deed of record as Instrument Number 20003140026199, Register's Office for Davidson County, Tennessee. The said Mark S. Miller and wife Laura Miller, subsequently divorced, according to the Marital Dissolution Agreement of record in the Circuit Court for Davidson County, Tennessee, and Laura Miller conveyed all her rights, title and interest in said property to Mark S. Miller, unmarried.

unimproved ☐

This is improved ☒ property, known as 2212 11th Avenue South, Nashville, TN 37204

(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 5th day of June, 2002.

Mark S. Miller

Davidson County DEEDWARR
Recvd: 06/12/02 12:17 2pgs
Fees:13.00 Taxes:569.80

20020612-0071588

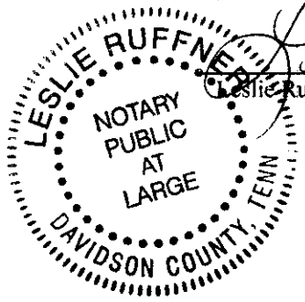
STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this 5th day of June, 2002, appeared before me, the undersigned, a Notary in and for said state and county aforesaid, Mark S. Miller, who is known to me and who proved to me to be the within named bargainor who completed the within of his own free act and deed.

Witness my hand and official seal at Nashville, Tennessee this 5th day of June, 2002.

Commission expires: March 24, 2005



Leslie Ruffner

Notary Public