Consolidated

WARRANTY DEED B-CCC-02-6410	STATE OF Tennessee COUNTY OF Williamson THE ACTUAL CONSIDERSATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $189,000.00 Affiant Subscribed and sworn to before me this 26th DAY OF August, 2002. Notary Public MY COMMISSION EXPIRES: (AFFIX SEAL)
THIS INSTRUMENT WAS PREPARED BY: Rudy Title & Escrow, LLC 2012 21st Avenue South NASHVILLE, TENNESSEE 37212	

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO: (NAME)	MAP-PARCEL NUMBERS
Deborah L. Miller	Countrywide Home Loans	
641 Old Hickory Blvd. Unit 421	750 Old Hickory Blvd #180	171-3-B-184 CO
(ADDRESS) Brentwood, Tennessee 37027	(ADDRESS) Brentwood, TN 37027	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we JIM O. STAFFORD UNMARRIED, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto DEBORAH L. MILLER UNMARRIED, hereinafter called the Grantees, their heirs and assigns, that certain tract or parcel of land in WILLIAMSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

Land in Davidson County, Tennessee, being Unit No. 124-A on the Plan of Phase One, Section Four, Townhomes of Fredericksburg, of record in Plat Book 9700, Page 648, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a complete and accurate description thereof.

Being the same property conveyed to Jim O. Stafford by Deed dated April 6, 1999 and filed for record on April 13, 1999 in Book 11429, Page 854, Register's Office for Davidson County, Tennessee.

This conveyance is subject to Deeds of Conveyance of record in Book 9698, Pages 81 and 124, Book 10208, Pages 760, 764, 806 and 811, Book 10623, Pages 835, 839 and 889 and Book 11753, Page 208, Register's Office for said County.

This conveyance is subject to Easements of record in Book 7358, Page 643, Book 7993, Page 269, Book 7851, Page 712, Book 7358, Page 643, Book 9607, Page 431 and Book 10012, Page 756, Register's Office for said County.

This conveyance is subject to Restrictions of record in Book 7798, Page 843, Book 8920, Page 65, Book 9860, Page 840, Book 10126, Page 435, Book 10224, Page 683, Book 10294, Page 850, Book 10393, Page 11, Book 10628, Page 517, Book 10694, Page 541, Book 10951, Page 547, Book 11550, Page 531 and Book 11682, Page 75, Register's Office for said County.

This conveyance is subject to By-Laws of record in Book 8920, Page 45, Book 10126, Page 489, Book 10275, Page 959, Book 10694, Page 539 and Book 11550, Page 554; also subject to Homeowner's Association Charter in Book 8920, Page 40, Book 10126, Page 430 and Book 11550, Page 529, Register's Office for said County.

unimproved ( )
This is improved (X) property, known as 641 Old Hickory Blvd. Unit 421, Brentwood, Tennessee 37027
(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/our hand(s) this 26th day of August, 2002.

Jim O. Stafford

Jim O. Stafford

Davidson County DEEDWARR
Recvd: 09/11/02 12:31 2pgs
Fees:13.00 Taxes:699.30

20020911-0110682

STATE OF Tennessee
COUNTY OF Williamson

Personally appeared before me, a Notary Public in and for said County and State, the within named Jim O. Stafford unmarried, the bargainor (s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Brentwood, Tennessee, this 26th day of August, 2002.

My Commission Expires: AT LARGE

Notary Public

STATE OF Tennessee
COUNTY OF Williamson

Personally appeared before me, _____, a Notary Public within and for said County and State aforesaid, personally appeared _____ and _____, with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the 26th day of August, 2002.

My Commission Expires _____

Notary Public

RETURN TO:
RUDY TITLE AND ESCROW, LLC.
2012 21st Avenue South
Nashville, TN 37212
615.383.2903