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Davidson County DEEDWARR
Recvd: 01/31/03 11:34 2pgs
Fees:13.00 Taxes:738.30
20030131-0013617

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 199,000.00

Mark W. Miller
AFFIANT

JEANETTE L. RAMER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 30th DAY OF JANUARY, 2003.

Jeanette L. Ramer
NOTARY PUBLIC

My Commission Expires JULY 26, 2003

MY COMMISSION EXPIRES: 7/26/03

THIS INSTRUMENT WAS PREPARED BY:

DONALD ARKOVITZ, ESQ., 332 WHITE BRIDGE ROAD, NASHVILLE, TN 37209.

NAME AND ADDRESS OF PROPERTY OWNER

MARK W. MILLER, INDIVIDUALLY
401 BOWLING AVENUE, UNIT 44
NASHVILLE, TN 37205

SEND TAX BILLS TO:
Countrywide Home Loans
P.O. Box 10212
Van Nuy, CA 91410-0212

MAP NO.: 104-13-0-A
PAR NO.: 050 000 0
07DA71818

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of $ 10.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, I

PATRICIA P. CANDISH, UNMARRIED AND INDIVIDUALLY

hereinafter called the Grantor, has this day bargained and sold, and do hereby transfer and convey unto the said

MARK W. MILLER, INDIVIDUALLY

hereinafter called the **GRANTEE**, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Building Site No. 50 on the plan of Richmeade Place Section III, of record in Book 5050, page 19, Register's Office for said county, to which Plan and Record thereof are incorporated herein and made a part hereof by reference.

This conveyance is made subject to Declaration of Covenants and by-Laws which contain restrictive covenants, liens and other matters of record in Book 4941, page 637; Book 4942, page 633; Book 5036, page 338; Book 5019, page 946; Book 5039, page 256; Book 5094, page 473; Book 5213, page 945, all in said Register's Office and to matters set forth in the above referenced plan of record.

Being the same property conveyed to Patricia P. Candish, unmarried, by warranty deed from Davida K. Lewin and husband, James Schermer, of record in Book 8715, page 797, Register's Office for Davidson County, Tennessee.

The description of property used in this conveyance is the same as in the previous deed.

This is improved property, known as 401 Bowling Avenue, Unit 44, Nashville, TN 37205.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the GRANTEE, her heirs and assigns, forever. I do covenant with said GRANTEE that I am lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise set out herein. I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to said the said land to GRANTEE, her heir and assigns, against the lawful claims of all other 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 of January, 2003.

Patricia P. Candish
PATRICIA P. CANDISH

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Jeanette L. Ramer, a Notary Public in and for said County and State, the within named **PATRICIA P. CANDISH,** the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 30th day of January, 2003.

Jeanette L. Ramer
NOTARY PUBLIC

MY COMMISSION EXPIRES: 7/26/03

JEANETTE L. RAMER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires July 26, 2003