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Davidson County DEEDWARR
Recvd: 01/31/03 11:38 2pgs
Fees:13.00 Taxes:508.75

20030131-0013621

FROM: Mark W. Miller

TO: John M. O'Bryan

Address New Owner as follows:	Send Tax Bills to:	Map-Parcel No.
John M. O'Bryan 2734 Linmar Avenue Nashville, Tennessee 37215	Mortgage Investors Group 8320 E. Walker Springs Lane Knoxville, Tennessee 37923	Map 104-14-D Parcel 14

THIS INSTRUMENT PREPARED BY: Waller Lansden Dortch & Davis, A Professional Limited Liability Company, 511 Union Street, Suite 2100, Nashville, Tennessee 37219-1760

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $137,500.00.

Affiant

Subscribed and sworn to before me, this the 30th day of January, 2003.

Notary Public

My Comm. Expires: 7/26/03

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

My Commission Expires JULY 26

GENERAL WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Mark W. Miller, an unmarried person, hereinafter called "GRANTOR", has bargained and sold, and by these presents does transfer and convey unto John M. O'Bryan, hereinafter called "GRANTEE", his 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 Unit 14 on the Plan of Linmar Place III Condominiums as of record in Book 7887, page 558, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description, and as shown on exhibit on Master Deed of record in Book 7887, page 558, said Register's Office.

Being the same property conveyed to Mark W. Miller, unmarried, by deed from Jerry E. Weeks and wife, Anita N. Weeks, of record in Book 11377, page 862, Register's Office for Davidson County, Tennessee.

Said property is transferred subject to the limitations, restrictions, and encumbrances set forth below.

1. All matters shown on the plan of record in Book 3500, page 137, said Register's Office.

2. Master Deed for Linmar Place III Condominiums, of record in Book 7887, Page 558, said Register's Office.

3. By-Laws for Linmar Place III, of record in Book 8103, page 984 said Register's Office.

4. Restrictive Covenants of record in Book 3873, page 966, said Register's Office.

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5. Easements of record in Book 4740, page 21, Book 4844, page 611 and Book 7852, page 631, said Register's Office.

This is property known as 2734 Linmar Avenue, Nashville, Tennessee 37215.

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, his heirs and assigns, forever, and GRANTOR does covenant with the said GRANTEE that he is 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 GRANTOR does further covenant and bind himself, his heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, his 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 January, 2003.

Mark W. Miller

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Mark W. Miller, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and seal, at office in Nashville, Tennessee, this the 30th day of January, 2003.

NOTARY PUBLIC

My Commission Expires: 7/26/03

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

My Commission Expires JULY 26, 2003