WARRANTY DEED

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERSATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $280,000.00

Affiant

Subscribed and sworn to before me, this 28th DAY OF February, 2003.

Notary Public

MY COMMISSION EXPIRES: 01/26/05
(AFFIX SEAL)

CAROL T. BAKER NOTARY PUBLIC AT LARGE CHEATHAM COUNTY, TENN.

P-CB-03-1212

THIS INSTRUMENT WAS PREPARED BY
Prestige Title, LLC
1800 Mallory Lane, Ste. A
Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Leonard Miller	Hartland Mortgage Centers	172-14-0-A-1.1.00
1212 Wexford Downs Lane	(NAME) 1900 West 75th Street	
(ADDRESS) Nashville, Tennessee 37211	(ADDRESS) Woodbridge, IL 60517	
(CITY) (STATE) (ZP)	(CITY) (STATE) (ZP)	

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 B. JOANNE JENKINS, UNMARRIED, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto LEONARD MILLER AND ASHLEIGH CHURCH AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP, hereinafter called the Grantees, their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

Being Lot No. 149 on the Plan of Wexford, Section Two, a Planned Unit Development, as of record in Plat Book 9700, Page 593 and 594, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to B. Joanne Jenkins, unmarried by Warranty Deed from Beazer Homes Corp. of record at Instrument Number 200005240052149, Register's Office for Davidson County, Tennessee, dated 05/23/00, filed 05/24/00.

This conveyance is made subject to the following: Taxes for 2003 and subsequent years; all matters shown on the plat of record in Plat Book 97, page 221, Book 9700, page 594; Easement of record in Book 10529, page 560; Quitclaim to HOA in Book 10937, page 789 and Book 10937, page 791; Deed of conveyance for Sewer to Metro of record in Book 11201, page 766, Book 11444, page 177 and Book 11444, page 149; and Restrictive Covenants of record in Deed Book10292, page 51, Book 10792, page 822 and Book 10500, page 444; all in the Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 1212 Wexford Downs Lane, Nashville, Tennessee 37211
(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 28th day of February, 2003.

B. Joanne Jenkins

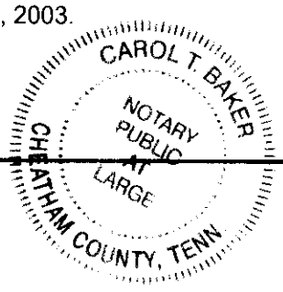
Davidson County DEEDWARR
Recvd: 03/05/03 14:13 2pgs
Fees:13.00 Taxes:1036.00

20030305-0029243

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, Carol T. Baker, a Notary Public in and for said County and State, the within named B. Joanne Jenkins , an unmarried person , 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 Nashville, Tennessee, this 28th day of February, 2003.

My Commission Expires: 01/26/05



Notary Public

STATE OF Tennessee
COUNTY OF Davidson

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 28th day of February, 2003.

My Commission Expires _____

_____
Notary Public

RETURN TO:
PRESTIGE TITLE, LLC

1800 MALLORY LANE, STE. A
BRENTWOOD, TN 37027

615-515-6800