Box 13
#5068

BETH TRIPLETT
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.
My Commission Expires MAY 28, 2006

|STATE OF TENNESSEE
|COUNTY OF Davidson
|THE ACTUAL CONSIDERATION OR VALUE,
|WHICHEVER IS GREATER, FOR THIS TRANSFER IS
|$148,000.00
| Mindy Kelchner
|Affiant
|SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
|20th DAY OF February, 2003.
| Beth Triplett
|NOTARY PUBLIC:
|MY COMMISSION EXPIRES:
| (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
STATE TITLE, INC., 4334 Lebanon Road, Hermitage, TN 37076

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Joseph & Bonnie Waldron 403 Newberry Court Goodlettsville, TN 37072	Irwin Mortgage Corporation PO Box 6107 Indianapolis, IN 46206-6107	Map 26.02 Parcel 011.00

For and in 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,

Charles R. Miller, married

Hereinafter called the grantors, have bargained and sold and by these presents do transfer and convey unto

Joseph P. Waldron and wife, Bonnie Waldron

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. 328 ON THE PLAN OF WINDSOR GREEN, PHASE II – SECTION III, OF RECORD IN BOOK 6900, PAGE 845, REGISTER'S OFFICE FOR SAID COUNTY.

SAID LOT NO. 328 FRONTS 39.98 FEET ON THE WESTERLY MARGIN OF NEWBERRY COURT AND EXTENDS BACK 122.67 FEET ON THE BROKEN SOUTHERLY LINE AND 167.08 FEET ON THE NORTHERLY LINE TO A DEAD LINE IN THE REAR MEASURING 132.33 FEET THEREON.

BEING THE SAME PROPERTY CONVEYED TO CHARLES R. MILLER, UNMARRIED AND AYUMI KIHARA, UNMARRIED, BY DEED FROM PHILLIPS BUILDERS, INC., DATED JUNE 28, 1991, AND OF RECORD IN BOOK 8387, PAGE 423, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. PROPERTY THEN CONVEYED TO CHARLES R. MILLER BY QUITCLAIM DEED FROM AYUMI KIHARA, DATED DECEMBER 28, 1998, AND OF RECORD IN BOOK 11309, PAGE 298, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

This conveyance is made subject to the following:

1) 2003 taxes and subsequent years.
2) Property is subject to all matters affecting said premises as contained in Plat Book 6900, Page 845, Register's Office for Davidson County, Tennessee, including but not limited to a 20' minimum building setback line along the front of said lot, a 15' drainage easement along the front of said lot, and a 10' public utilities easement along the western lot line.
3) Property is subject to Windsor Green, Phase II – Section III, Planned Unit Development, of record in Book 6900, Page 845, Register's Office for Davidson County, Tennessee, and the By-Laws appended thereto, including liens for assessments as provided therein, easements and restrictions as contained therein.
4) Property is subject to Restrictive Covenants contained in Book 8650, Page 41, and amended in Book 8329, Page 290, Register's Office for Davidson County, Tennessee.
5) Any and all restrictions, conditions, and easements of record.

THIS PROPERTY IS NOT NOR HAS EVER BEEN THE PRINCIPAL RESIDENCE OF SPOUSE OF CHARLES R. MILLER.

This is improved property known as: 403 Newberry Court, Goodlettsville, TN 37072
(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 our hand(s) this 20th day of February, 2003.

Charles R. Miller

Charles R. Miller

Davidson County DEEDWARR
Recvd: 03/11/03 12:31 2pgs
Fees:13.00 Taxes:547.60

20030311-0031995

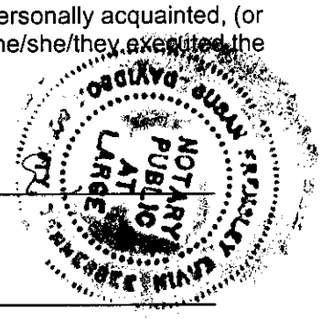
STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, Charles R. Miller, married, with whom I am personally acquainted, (or who 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, at office, this 20th day of February, 2003.

NOTARY PUBLIC

My Commission Expires: 11-26-2005



PLEASE RETURN TO:
STATE TITLE, INC.
4334 Lebanon Road
Hermitage, TN 37076