RECORD AND RETURN TO;
SATURN & MAZER TITLE SERVICES, INC
212 THIRD AVE. NORTH
NASHVILLE, TN 37201
SP42190

Davidson County DEEDWARR
Recvd: 08/08/03 15:50 2pgs
Fees:13.00 Taxes:1650.20
20030808-0113620

WARRANTY DEED

ALAN E. SATURN
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.
My Commission Expires JULY 25, 2003

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $446,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st day of July, 2003

Notary Public

MY COMMISSION EXPIRES: 7/29/2004

THIS INSTRUMENT WAS PREPARED BY
Saturn and Mazer Title Services, Inc., 212 Third Avenue, North, Nashville, TN 37201

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Phillip Miller	First Horizon Home Loan Corporation	130-9-A-1
118 Meadowwood Dr.	P. O. Box 146	
Nashville, TN, 37205	Memphis, TN 38101	

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, I/WE,

Clydelan Partners

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Phillip Miller, married

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 Unit A on the Plan of Clydelan Condominiums also known as 118 Meadowood Drive, Nashville, TN 37205, as described by Master Deed of record in Instrument No. 20020802-0093023, Register's Office for Davidson County, Tennessee.

Being part of the same property conveyed to Clydelan Partners by Warranty Deed from Dorothy Kurzrock, Bob Heriges, IV, Sandy Miller, and Betty Warfield of record in Instrument No. 20020502-0054078, Register's Office for Davidson County, Tennessee.

Unimproved ( )
This is improved (X) property known as 118 Meadowwood Dr., 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 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 21st day of July, 2003

Clydelan Partners
BY Attorney-In Fact

BY: Frank Bryant Partner
Frank Bryant, Partner by Adam Epstein, Attorney In Fact

BY: _____
Adam Epstein, Partner

BY: James B. Newsom By
James B. Newsom, Partner by Adam Epstein, Attorney In Fact
Attorney in Fact

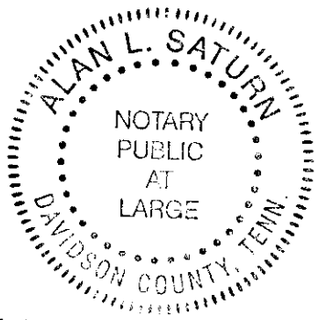
STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this the 17th day of July, 2003, personally appeared Adam Epstein to me known to be the person who executed the foregoing instrument on behalf of Frank Bryant as Attorney in Fact, and acknowledged that Adam Epstein executed the same as the free act and deed of the said Frank Bryant.

Witness my hand and official seal this 17th day of July, 2003.

Notary Public

My Commission Expires: 7/29/2006



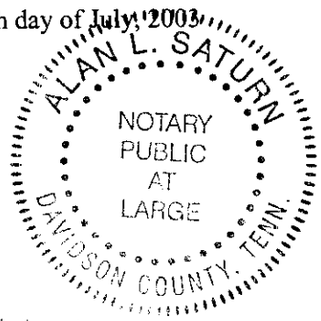
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned authority, a Notary Public in and for said County, and State the within named Adam Epstein, the bargainor(s) with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged the execution of the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 17th day of July, 2003.

Notary Public

My Commission Expires: 7/29/2006



STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this the 17th day of July, 2003, personally appeared Adam Epstein to me known to be the person who executed the foregoing instrument on behalf of James B. Newsom as Attorney in Fact, and acknowledged that Adam Epstein executed the same as the free act and deed of the said James B. Newsom.

Witness my hand and official seal this 17th day of July, 2003.

Notary Public

My Commission Expires: 7/29/2006

