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WARRANTY DEED

Davidson County DEEDWARR
Recvd: 09/15/03 16:29 2pgs
Fees:13.00 Taxes:495.43
20030915-0135358

This instrument prepared by
THE HOME CLOSING COMPANY, INC.
214 Centerview Drive Suite 225
Brentwood, TN 37027

OWNER:
Name John Miller
Address 3721 Edgewater Drive
City/State/Zip Nashville, TN 37217

SEND TAX BILLS TO:
Name America's Wholesale Lender
Address 750 Old Hickory Boulevard, #180
City/State/Zip Brentwood, TN 37027

FOR AND IN CONSIDERATION of the sum of **$10.00. Joseph A. Ross and Tamara Ross, Husband and Wife** has this day bargained and sold, and does hereby transfer and convey unto **John Miller and Kathy Miller, Husband and Wife, their** heirs and assigns, hereinafter referred to as "grantees", whether one or more, certain real estate located in **DAVIDSON** County, State of **TENNESSEE**, as follows:

Land in Davidson County, Tennessee, Being Lot No. 19 on the Plan of Priest Lake Park, Section 2, of record in Plat Book 4175, pages 56-58, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a complete and accurate description of said lot.

Being all of the same property conveyed to Joseph A. Ross by Warranty Deed from William D. Bailey and wife, Pamela R. Bailey, of record in Book 9474, page 342, Register's Office for Davidson County, Tennessee.

This conveyance is subject to taxes for the year 2003 and subsequent years and all matters of record including restrictions, declarations, easements, dedications, agreements, memorandums, and assessments, as shown of record in the Register's Office for Davidson County, Tennessee.

Map-Parcel No.'s: 136-07-16

This is improved property known as: 3721 Edgewater Drive, Nashville, TN 37217.

TO HAVE AND TO HOLD said real estate, with appurtenances, estate, title and interest belonging to the said grantees, their heirs and assigns forever. We covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.
We further covenant and bind our heirs and representatives, to warrant and forever defend the title to said real estate to said grantees, their heirs and assigns, against the lawful claims of all persons.

Witness our hands this **3rd** day of **August 2003**.

Joseph A. Ross

Joseph A. Ross

Tamara Ross

Tamara Ross

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

PERSONALLY APPEARED before me **Toni L. Logdahl**, a Notary Public in and for said County and State, **Joseph A. Ross and Tamara Ross** with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS MY HAND and official seal at office, this **3rd** day of **August 2003**.

Commission expires **March 25, 2006**

Toni L. Logdahl

Notary Public

TONI L. LOGDAHL NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF

The actual consideration or value whichever is greater, for this transfer is $133,900.00

Affiant John Miller

Subscribed and sworn to before me, this the 3rd day of September,2003.

My commission expires _____ Notary Public--Register

WILLIAM T. CHAPMAN, II
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.
My Commission Expires SEPT. 30, 2006