This Instrument Was Prepared By:
CONSUMER TRUST TITLE & ESCROW, LLC
219 WARD CIRCLE, SUITE 3
BRENTWOOD, TENN. 37027

PLEASE RETURN ORIGINAL TO:
CONSUMER TRUST TITLE & ESCROW, LLC
219 WARD CIRCLE, STE 3
BRENTWOOD, TN 37027

SHANNON C. SYLVESTER NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.

My Commission Expires OCT. 1, 2006

STATE OF TENNESSEE)

COUNTY OF WILLIAMSON)

VALUATION AFFIDAVIT

I, or we, hereby swear or affirm that, to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater is **$ 184,000.00** amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Jay Sadler

Affiant

Subscribed and sworn to before me this the 31ST **day of October, 2003**
Notary Public

Shannon Sylvester

NOTARY PUBLIC
Commission Expiration:

Davidson County DEEDWARR
Recvd: 11/04/03 14:00 2pgs
Fees:13.00 Taxes:680.80

20031104-0161774

WARRANTY DEED

NAME OF NEW OWNERS:	PLEASE SEND TAX BILLS TO:	ADDRESS OF NEW OWNE
WILLIAM YALE MILLER	FIRST HORIZON HOME LOANS 4000 HORIZON WAY IRVING, TEXAS 75063	192 37TH AVE NORTH NASHVILLE, TN 37209
		PROPERTY ADDRESS: 192 37TH AVE. NORTH NASHVILLE, TN 37209

MAP PARCEL NUMBER
104-1-140

FOR AND IN CONSIDERATION OF THE SUM OF TEN ($10.00) DOLLARS, cash in hand paid, by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged, **MARY ELIZABETH HUSLEY, AN UNMARRIED WOMAN** ("Grantor") has bargained and sold, and does hereby bargain, sell and convey unto **WILLIAM YALE MILLER, AN UNMARRIED MAN** ("Grantee") the following described real estate located in **DAVIDSON** County, Tennessee, more particularly described as follows:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOTS NOS. 31 AND 32 ON THE MAP OF WESTDALE SUBDIVISION OF RECORD IN BOOK 547, PAGE 50, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION OF SAID LOT.

THIS BEING THE SAME CONVEYED TO MARY ELIZABETH HULSEY, AN UNMARRIED PERSON BY WARRANTY DEED OF ROB BIANCHERI AND WIFE, THERESA BIANCHERI DATED APRIL 30, 2003 AND RECORDED JUNE 2, 2003 IN INSTRUMENT NO. 20030602-0074301, REGISTER'S OFFICE FOR DSVIDSON COUNTY, TENNESSEE.

This property is known as: 192 37TH AVENUE NORTH, NASHVILLE, TN 37209

This property is subject to all encumbrances, easements, restrictive covenants and other matters of public record as may affect the property.

TO HAVE AND TO HOLD The aforesaid tract or parcel of land with appurtenances, estate title and interest thereto belonging to the Grantee, its (their) successors and assigns in fee simple forever.

Grantor does hereby covenant with the Grantee that the Grantor is lawfully possessed of said land in fee simple, the Grantor has good right to sell and convey same; that the same is unencumbered except as noted herein and that the title and quiet possession thereto Grantor will warrant and forever defend against the lawful claims of all persons.

WITNESS the signature of the Grantor this _____day of October, 2003.

MARY ELIZABETH HULSEY (GRANTOR)

STATE OF TENNESSEE)
) SS
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **MARY ELIZABETH HULSEY** whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 31 **day of October,**

Notary Public

My Commission Expires:_____

SHANNON C. SYLVESTER
NOTARY PUBLIC AT LARGE
WILLIAMSON COUNTY, TENN.

My Commission Expires OCT. 1, 2006