Davidson County DEEDWARR
Recvd: 01/06/04 11:49 2pgs
Fees:13.00 Taxes:621.23

20040106-0001954

# WARRANTY DEED

G-VRE-03-1716

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $167,900.00

Affiant

Subscribed and sworn to before me this 23rd DAY OF December, 2003.

Notary Public

MY COMMISSION EXPIRES: 5/3/04

LAURA SHOUN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN.

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
RUDY TITLE & ESCROW, LLC
2012 21st Avenue South
NASHVILLE, TENNESSEE 37212

| ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME) | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Edward L. Arace | Fieldstone Mortgage Company | |
| 1716 15th Avenue South (ADDRESS) | 1701 Legacy Drive, Suite 1000 (NAME) (ADDRESS) | 105-09-18 |
| Nashville, Tennessee 37212 (CITY) (STATE) (ZIP) | Frisco, TX 75034 (CITY) (STATE) (ZIP) | |

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we MARK STEPHEN MILLER AND WIFE, PAMELA MILLER, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto EDWARD L. ARACE AND WIFE, HOLLY W. ARACE, hereinafter called the Grantee(s), their heirs and assigns, that 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. 2 on the Plan of Belcourt Terrace, of record in Book 2330, page 107, Register's Office for Davidson County, Tennessee, being a resubdivision of Lots Nos. 61, 62 and 63, Plan of O.B. Hayes Rokeby Addition, Plan of Belmont Land Company's Subdivision, as of record in Book 21, page 87, said Register's Office.

Said Lot No. 2 fronts 60 feet on the easterly side of 15th Avenue South and runs back between parallel lines 150 feet to an alley, on which it measures 60 feet.

Being the same property conveyed to Mark Stephen Miller, married by Warranty Deed from Katharyn Patton dated October 8, 2003 and filed for record on October 16, 2003 in Instrument No. 20031016-0153672, Register's Office of Davidson County, Tennessee. Said Pamela Miller joins in this instrument for the purpose of conveying any and all interest in and to said property.

This conveyance is subject to any and all existing easements and restrictions as shown of record including those listed in Plat Book 2330, page 107, Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved ( X ) property, known as 1716 15th Avenue South, Nashville, Tennessee 37212
(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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 23rd day of December, 2003.

Mark Stephen Miller

Pamela Miller

STATE OF Tennessee
COUNTY OF Davidson

I, Laura Shoun, a Notary Public of the County and State first above written, do hereby certify that Mark Stephen Miller and Pamela Miller personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal, this the 22nd day of December, 2003.

Notary Public

My Commission Expires: 5/30/04

(SEAL)

LAURA SHOUN
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY

**RETURN TO:**

2012 21st Avenue South
Nashville, TN 37212

615.383.2903