RECORD AND RETURN TO:
Mitchell A. Watts, Attorney
2400 Crestmoor Road #102
Nashville, TN 37215

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 02/13/04 10:25 2pgs
Fees:13.00 Taxes:847.30
20040213-0017321

State of Tennessee)
County of Davidson)

G#2395-2

The actual consideration or value, whichever is greater, for this transfer is **$229,000.00.**

Affiant

Subscribed and sworn to before me, this the 11th day of February, 2004.

Notary Public

My commission expires: 10-12-05

(AFFIX SEAL)

MITCHELL A. WATTS NOTARY PUBLIC AT LARGE Davidson County, Tennessee

THIS INSTRUMENT WAS PREPARED BY
John T. Cook, P.C.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To: Mortgagee:	Map-Parcel Numbers
Kimberly G. Miller	Wells Fargo Home Mortgage	**Map 104-02-0, Parcel 112.00**
907 Grapevine Lane	11301 Carmel Commons Blvd	
Nashville, TN 37221	Charlotte, NC 28226	

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,

Peter A. Wasner, a married man

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

Kimberly A. Miller, a married woman

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 the westerly part of Lot No. 42 on the Revised Plan of West End Park, as of record in Book 421, Pages 82 and 83, Register's Office for said County.

SAID part of Lot No. 42 fronts 50 feet on the northerly margin of Long Boulevard and extends back 150.4 feet, more or less, on the easterly line and 150.5 feet on the westerly line to a dead line in the rear, measuring 50.1 feet thereon.

BEING the same property conveyed to Peter A. Wasner, by Warranty Deed from Robert D. Buckman and spouse, Cynthia M. Buckman, of record in Instrument No. 20030206-0016348, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes for the current year which have been prorated and assumed by the Grantee herein.

THE HEREIN DESCRIBED PROPERTY IS NOT NOW NOR EVER HAS BEEN THE PRINCIPAL PLACE OF RESIDENCE OF THE GRANTOR HEREIN OR HIS SPOUSE. THE UNDERSIGNED AND HIS SPOUSE RESIDE AT 5902 NORTH LICK CREEK ROAD IN FRANKLIN, TN 37064.

This is Improved (__X__) Unimproved (____) property, known as: **3112 Long Blvd, Nashville, TN 37203**

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 convenant 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 **11th** day of **February, 2004.**

Peter A. Wasner

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Peter A. Wasner,** the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this **11th** day of **February, 2004.**

Notary Public

JOHN T. COOK NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN

My Commission Expires: 4/10/05

After Recording, Return To:
MITCHELL A. WATTS, ATTORNEY
2400 Crestmoor Road, Suite 102
Nashville, TN 37215