WARRANTY DEED

G-CWHL-04-0516

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $107,550.00

Affiant

Subscribed and sworn to before me, this 27th DAY OF February, 2004.

Notary Public

MY COMMISSION EXPIRES: 5/28/06
(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
Rhandi Liner	Countrywide Home Loans	
516 Barclay Square Court (ADDRESS)	3011 Armory Drive, Suite 120 (NAME) (ADDRESS)	149.09-167
Antioch, Tennessee 37013 (CITY) (STATE) (ZIP)	Nashville, TN 37204 (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 LOIS MILLER AND HUSBAND, GERALD MILLER, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto RHANDI LINER AND MELANIE MARIA, 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: Joint Tenants

Being Lot No. 64 on the Plan of Section 3, Barclay Square, as shown by plat of record in Plat Book 4675, page 154, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Lois Miller and husband, Gerald Miller by deed from Investors Development, LLC, a TN limited liability company and Suwanee Properties, LLC, a Wyoming limited liability company as shown of record in Instrument No. 20040126-0009692, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing easements and restrictions as shown of record including those listed in Book 4872, page 490 and Plat Book 4675, page 154, Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 516 Barclay Square Court, Antioch, Tennessee 37013
(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 27th day of February, 2004.

Lois Miller

Gerald Miller

Davidson County DEEDWARR
Recvd: 03/05/04 15:15 2 pgs
Fees:13.00 Taxes:397.94

20040305-0025725

STATE OF California
COUNTY OF Los Angeles

I, Leanne Jewett, a Notary Public of the County and State first above written, do hereby certify that Lois Miller and ~~husband~~, Gerald Miller personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal, this the ~~27th day of February~~ 2nd day of March, 2004.

Leanne Jewett
Notary Public

My Commission Expires: Jan 5, 2007

(SEAL)

LEANNE JEWETT
Commission # 1392736
Notary Public - California
Los Angeles County
My Comm. Expires Jan 5, 2007

RETURN TO:

2012 21st Avenue South
Nashville, TN 37212

615.383.2903