Davidson County DEEDWARR
Recvd: 05/19/04 08:44 2pgs
Fees:13.00 Taxes:547.60
20040519-0058542

Prepared by:
Realty Title & Escrow Company, Inc.
5111 Maryland Way, Suite 101
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
The actual consideration or value, whichever is greater, for this transfer is $148,000.00

Dana M Bailey
Affiant

Subscribed and sworn to before me, this 17th day of May, 2004.

MARK BLAYNEY LEEDOM NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. Expires 09/04/2005

Notary Public
My commission expires: 9/4/05

02-0404-43096

Address of New Owner:	Send Tax Bills to:	Tax Information
Dana M. Bailey	Countrywide Home Loans, Inc.	161-14-B
106 Highland Villa Drive	2021 N. Gallatin Rd Ste 292	106.00CO
Nashville TN 37211	Madison, TN 37115	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, William Joseph Miller and wife, Pamela K. Guthrie, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Dana M. Bailey, hereinafter called the Grantees, their successors 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 Unit No. 106 on the Plan of Highland Villa, of record in Book 6200, Page 473, Register's Office for said County, to which reference is hereby made for a more particular description.

BEING the same property conveyed to William Joseph Miller and wife, Pamela K. Guthrie by deed dated 8/9/02 of record in Instrument No. 20020815-0098795 as re-recorded in Instrument No. 20030210-0018364, Register's Office for Davidson County, Tennessee.

SUBJECT TO any and all restrictions, conditions, easements, setback lines, plat of record and encumbrances of record in the Register's Office for said County.

This property is improved property known as 106 Highland Villa Drive, Nashville, TN 37211

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 hand this 17th day of May, 2004.

William Joseph Miller

Pamela K. Guthrie

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, William Joseph Miller and Pamela K. Guthrie, with whom I am personally acquainted, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Brentwood, TN, this 17th day of May, 2004.

Notary Public

My Commission expires 9/4/05

MARK BLAYNEY LEEDOM
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN
My Commission Expires 09/04/2005