RETURN TO FIRST TITLE AND ESCROW COMPANY, INC.
FILE BOX 9B FILE NUMBER 22926

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 06/07/04 08:50 2pgs
Fees:13.00 Taxes:573.50
20040607-0066579

MICHAEL MORGAN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
AT LARGE
J. Michael Morgan
My Commission Expires
July 30, 2005
STATE OF TENNESSEE

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$155,000.00.**

Affiant

Subscribed and sworn to before me this 1 day of June, 2004

Notary Public
My Commission expires: _____
(Affix Seal)

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Robert A. Magnussen	Suntrust Mortgage, Inc.	117-07-0-D-032.00 CO
123 Matthew Lane	201 4th Ave. North/7th Floor	
Nashville, TN 37215	Nashville, TN 37219	

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Jerry R. Miele,*** hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Robert A. Magnussen, unmarried**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

*unmarried

Land In Davidson County, Tennessee, being Unit No. 32 as shown on the amended Condominium Site Plan of Park Green, of record in Book 6250, page 253, Register's Office for said County, together with the undivided percentage interest in the common elements appurtenant to said unit as set forth in the Master Deed establishing Park Green Condominium, of record in Book 6247, page 872, as amended in Book 6453, page 717, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Jerry R. Miele, unmarried, by deed from Amy Allison Gay, on October 12, 2002, of record in Instrument Number 20021016-0127327, Register's Office for Davidson County, Tennessee.

The property is subject to the following:

- Subject to all matters as shown on the Plan of record in Book 6250, page 253, Register's Office Davidson County, Tennessee.
- Covenants, conditions, and restrictions as set forth in instrument recorded in Book 6247, page 869, Register's Office for Davidson County, Tennessee.
- Master Deed of record in Book 6247, page 872; and Book 6453, page 717; and Book 8430, page 364, Register's Office for Davidson County, Tennessee.

This is improved property known as: **123 Matthew Lane, Nashville, TN 37215**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 our hands this June 1, 2004.

Jerry R. Miele

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Jerry R. Miele,** to me known to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this June 1, 2004

My commission expires:

Notary Public

MICHAEL MORGAN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
AT LARGE
J. Michael Morgan
My Commission Expires
July 30, 2005
STATE OF TENNESSEE