Davidson County DEEDWARR
Recvd: 07/30/04 09:16 1pgs
Fees:13.00 Taxes:464.35

20040730-0091268

WARRANTY DEED

STATE OF Tennessee

COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $125,500.00.

Kasey Wayne Miller
Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 27th DAY OF July, 2004.

(Affix Seal) Notary Public

My Commission Expires: 7/23/06

GEORGE R. WOODS, JR. NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENN.

MILLER-04MT0651

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:
MIDDLE TENNESSEE ESCROW COMPANY, LLC
7000 Executive Center Dr., Ste. 110
Brentwood, Tennessee 37027

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Kasey Wayne Miller	New Owner	MAP 85-14-A,
202 Riverstone Court		PARCEL 202.00 CO
Nashville, TN 37214		

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, BILLIE J. HAYNES, A SINGLE PERSON hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto KASEY WAYNE MILLER, AN UNMARRIED PERSON 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 Unit 202, Riverstone Condominiums, Phase 1, of record in Plat Book 6900, Page 317 and in Book 6200, Page 466, said Register's Office. Subject to Master Deed in Book 6998, Page 839 and re-stated in Book 7245, Page 211, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Billie J. Haynes, a single person by deed from Riley, Russell, Cahn & Associates, a Tennessee General Partnership, dated July 25, 1990, filed July 26, 1990, of record in Book 8160, Page 881, Register's Office for Davidson County, Tennessee.

( ) unimproved
This is (X) improved property known as 202 Riverstone Court, Nashville, Tennessee 37214.

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, their heirs and assigns forever; and we, the GRANTORS, do covenant with the said GRANTEE that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that 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, 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 July, 2004 :

Billie J. Haynes

Billie J. Haynes

STATE OF Tennessee

COUNTY OF DAVIDSON

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

Witness my hand and official seal this 27th day of July, 2004.

Notary Public

My Commission Expires: 7/23/06

GEORGE R. WOODS, JR. NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENN.