Prepared by:
Realty Title & Escrow Company, Inc.
913 Conference Drive, Suite 101
Goodlettsville, TN 37072

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $134,900.00

Affiant

REBECCA CAMPBELL NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENN. MY COMMISSION EXP. 4/12/08

Subscribed and sworn to before me, this 15th day of September, 2004.

Notary Public
My commission expires: 4/12/08

08-0408-90339

Address of New Owner:	**Send Tax Bills to:**	**Tax Information**
Joseph Rieger	CTX MORTGAGE CO., LLC	18-07-0-150
316 Mystic Hill Drive	2828 NORTH HARWOOD	
Goodlettsville TN 37072	DALLAS, TX 75201-1516	

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 Miller and wife, Sharon L. Miller, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Joseph Rieger and wife, Ginger Rieger, 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 Lot No. 62 on the Plan of Charleston Square Subdivision, Section Three, of record in Plat Book 6250, page 435, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.
>
> Being the same property conveyed to William Miller and wife, Sharon L. Miller by deed from Bettie C. Hunter, unmarried, dated July 15, 1998, of record in Book 11024, page 435, Register's Office for Davidson County, Tennessee.
>
> This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.
>
> This property is improved property known as 316 Mystic Hill Drive, Goodlettsville, TN 37072

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.

Davidson County DEEDWARR
Recvd: 09/20/04 09:57 2pgs
Fees:13.00 Taxes:499.13
20040920-0112640

WITNESS my hand this 15th day of September, 2004.

William Miller

Sharon L. Miller

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand in Goodlettsville, TN, this 15th day of September, 2004.

State of Tennessee at Large

My Commission expires: 11/24/05

JANELLE J. MCGUIRE
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TN