WARRANTY DEED

Davidson County DEEDWARR
Recvd: 11/03/04 08:58 2pgs
Fees:13.00 Taxes:308.95

20041103-0132186

G-FAM-04-1215

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $83,500.00

Affiant

Subscribed and sworn to before me this 18th DAY OF October 2004

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

ROBY D. MURRAY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

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:
Elizabeth A. Howard	Franklin American Mortgage Co.	My Commission Expires MAY 24, 2008
1215 Catina Dr.	(NAME) 501 Corporate Centre Drive, Suite 400	120-01-0 058.00
(ADDRESS) Nashville, Tennessee 37217	(ADDRESS) Franklin, TN 37067	
(CITY) (STATE) (ZIP)	(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 ESTATE OF JAMES ALLEN MILLER, FRED MILLER EXECUTOR, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto ELIZABETH A. HOWARD, 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 LOT NO. 28 ON THE MAP OF MIRO MEADOWS, FIRST ADDITION, AS OF RECORD IN BOOK 1424, PAGE 106, REGISTER'S OFFICE FOR SAID COUNTY. SAID LOT NO. 28 FRONTS 70 FEET ON THE SOUTH SIDE OF CATINA DRIVE AND RUNS BACK BETWEEN LINES 265 FEET ON THE EAST LINE AND 267.1 FEET ON WEST LINE TO A DEAD LINE IN THE REAR ON WHICH IT MEASURES 70.6 FEET.

BEING THE SAME PROPERTY CONVEYED TO ALLAN MILLER, UNMARRIED BY WARRANTY DEED FROM ROBERT H. BRASWELL, RECORDED THE 21ST DAY OF NOVEMBER, 2002 IN INSTRUMENT NO. 20021121-0144752, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

* James Allen miller + Allen miller are one in the same person *
* Allen miller is now deceased.

unimproved ( )
This is improved (X) property, known as 1215 Catina Dr., Nashville, Tennessee 37217
(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 18th day of October, 2004.

Estate of James Allen Miller, Fran Miller Executor

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me the undersigned a Notary Public for said County and State, Fran Miller,
with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who upon oath acknowledged herself to be the Executor of Estate of James Allen Miller, the within named bargainor, an Estate, and that she as such
Executor being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the Estate, by herself as Executor.

Witness my hand and official seal at
Nashville, Tennessee
on this 18th day of October, 2004.

NOTARY PUBLIC

My Commission Expires: 7/29/06

JOHN GLEAVES
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

RETURN TO:

2012 21st Avenue South
Nashville, TN 37212

615.383.2903