WARRANTY DEED

BOX 50-B

PREPARED BY: RETURN TO:
BANKERS TITLE & ESCROW CORP.
3310 WEST END AVE.
NASHVILLE, TN 37203

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$111,000.00.**

Affiant

Subscribed and sworn to before me this 29th day of October 20 04

Notary Public
My Commission

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:
Brett A. Miller	GMAC Mortgage Corporation	094-02-0-033.00
1614 Eastside Avenue	100 Wimer Road	
Nashville, TN 37206	Horsham, PA 19044-0963	

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, **Robertson Properties, LLC**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Brett A. Miller and Wendy Miller, husband and wife**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Being Lot No. 282 on the plan of Edgefield Land Company's First Subdivision, of record in Book 57, page 130, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Said Lot no. 282 fronts 50 feet on the southerly side of Eastside Avenue, formerly Ashworth Avenue, and runs back between parallel lines 150 feet to an alley.

Being the same property conveyed to Robertson Properties, LLC, by deed from Thomas A. Ensey and wife, Sharon Ensey, on February 26, 2004, of record in Instrument Number 20040303-0024371, 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 57, page 130, Register's Office Davidson County, Tennessee.

This is improved property known as: **1614 Eastside Avenue, Nashville, TN 37206**

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 October 29, 2004.

Robertson Properties, LLC

By Joseph Robertson Chief Manager

Davidson County DEEDWARR
Recvd: 11/03/04 14:05 2pgs
Fees:13.00 Taxes:410.70

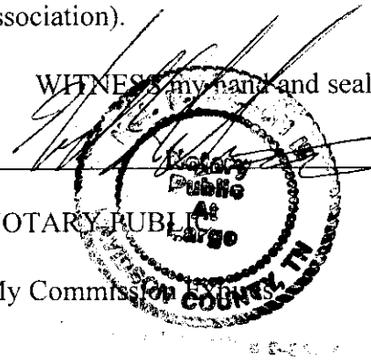
20041103-0132595

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this 29th day of October 2004 before me, appeared Joseph Robertson to me personally known (or proved to me on the basis of satisfactory evidence), who, being by me duly sworn (or affirmed) did say that he is the Chief Manager of Robertson Properties, LLC and that the seal affixed to said instrument is the corporate seal of said corporation (or association), and that said instrument was signed and sealed in behalf of said corporation (or association) by authority of its Board of Directors (or Trustees) and said Joseph Robertson acknowledged said instrument to be the free act and deed of said corporation (or association).

WITNESS my hand and seal at office the day and year above written.



NOTARY PUBLIC

My Commission Expires