H-1909

WARRANTY DEED	STATE OF TENNESSEE COUNTY OF WILLIAMSON **THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $74,900.00** Affiant Subscribed and sworn to before me, this 4th day of November, 2004. Notary Public 1/28/06 MY COMMISSION EXPIRES: (AFFIX SEAL)

DEBBIE WOODALL NOTARY PUBLIC AT LARGE My Commission Exp. Jan 28, 2006 DAVIDSON CO., TENNESSEE

Davidson County DEEDWARR
Recvd: 11/29/04 08:23 3pgs
Fees:18.00 Taxes:277.13
20041129-0141157

THIS INSTRUMENT WAS PREPARED BY:
Southland Title & Escrow Co., Inc.
7101 Executive Center Drive, Suite 151
Brentwood, TN 37027

ADDERSSS NEW OWNERS AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jamie L Miles	Franklin American Mortgage	108-3-A
(NAME)	(NAME)	(MAP)
921 Patio Drive	501 Corporate Centre Drive	46.00CO
(ADDRESS)	(ADDRESS)	(PARCEL)
Nashville, TN 37214	Franklin, TN 37067	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, Lu A. Moseley, an unmarried person, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto Jamie L. Miles, unmarried, hereinafter called Grantee(s), their heirs and assigns, that certain tract or parcel of land in Davidson County, TENNESSEE, described as follows, to-wit:

See Attached Exhibit "A"

A certain condominium apartment in Davidson County, TN, described as Unit No. 46, Lot No. 27 of Phase Two, Condominium Site Plan, Section Three, Patio Villa, a Condominium, a Horizontal Property Regime, located on Patio Drive, Nashville, Tennessee, as shown on the plat of Phase Two, Condominium Site Plan, Section Three, Patio Villa, Condominium apartments, recorded in Plat Book 5200, page 495, said Register's Office, and described in a Master Deed recorded in Book 5970, page 829 as corrected in Book 6014, page 978, said Register's Office, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the apartments, property, co-owners and tenants of Patio Villa, Condominium Apartments contained in the Master Deed recorded in Book 5970, page 829 as corrected in Book 6014, page 978, and By-Laws recorded in Book 5970, page 861 as amended in Book 6406, page 799, Register's Office for Davidson County, TN, are incorporated herein by reference and made a part hereof the same as though copied herein.

Being the same property conveyed to Lu A. Moseley by deed from TennReal, Inc., dated November 30, 1983, of record in Book 6186, page 189, Register's Office for Davidson County, TN.

This conveyance is subject to the taxes for the current year and subsequent years; any and all easements and/or restrictions of record; and all matters shown on the plan of record; all in the said Register's Office.

This is ( ) unimproved (X) improved property, know as: 921 Patio Drive, 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 GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 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.

Witness my/our hand(s) this 4th day of November, 2004.

Lu A. Moseley

Lu A. Moseley

STATE OF FLORIDA
COUNTY OF Palm Beach

Before me, the undersigned authority, a Notary Public within and for the State and County, appeared Lu A. Moseley, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon their oath(s) acknowledged themselves to be the within named bargainor(s), and that they executed the foregoing instrument of their own free will for the purposes therein set forth.

Witness my hand and official seal at office at West Palm, Florida, on this the 3 day of November, 2004.

Heidi M. N
Notary Public

My Commission Expires:
5/22/05

Heidi M Nielsen
My Commission DD028476
Expires May 22, 2005

Record & Return To:
Jack Case Wilson Title Assoc, LLC
204 Rivergate Parkway
Goodlettsville, TN 37072

File No.: H-1909

EXHIBIT A

A certain Condominium Unit and Lot in Davidson County, Tennessee, described as follows: Lot No. 27, Unit No. 46, in a Horizontal Property Regime as shown on the Condominium Site Plan of Phase II of Section 3, Patio Villa, as of record in Plat Book 5200, Page 495 Register's Office, Davidson County, Tennessee.

Being the same property conveyed to Lu A. Moseley, unmarried, by Warranty Deed from TennReal, Inc. of record in Book 6186, Page 189 Register's Office for Davidson County, Tennessee.