Davidson County DEEDWARR
Recvd: 12/01/04 12:15 2pgs
Fees:13.00 Taxes:347.80

20041201-0142930

Prepared by:
Realty Title & Escrow Company, Inc.
4721 Andrew Jackson Pkwy
Hermitage, TN 37076

ANN M. LEE NOTARY PUBLIC AT LARGE WILLIAMSON CO., TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $94,000.00

Affiant

Subscribed and sworn to before me, this ___ day of November, 2004.

Notary Public
My commission expires: 7/25/2005

15-0410-150032

Address of New Owner:	Send Tax Bills to:	Tax Information
Charles M. Miller, Jr.	American Home Mortgage	096-06-0
2812 Hastings Road	P.O. Box 3050	140.00
Nashville TN 37214	Columbia, MD 21045-6050	

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, **Eric Lawrence and wife, Leanne Lawrence**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Charles M. Miller, Jr. and wife, Michelle Anne Miller**, 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. 55 on the Plan of Donelson Heights, of record in Plat Book 1424, Page 35, Register's Office for Davidson County, Tennessee to which plan reference is hereby made for a more complete description of said lot.

Being the same property conveyed to Eric Lawrence and wife Leanne Lawrence by deed from Eula Jean Summers Dyer, a widow, of record in Book 11146, Page 736, dated 09-18-98, 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 2812 Hastings Road, Nashville, TN 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, 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.

WITNESS my hand this 11th day of November, 2004.

Eric Lawrence

Leanne Lawrence

STATE OF NORTH CAROLINA
COUNTY OF Caldwell

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

Witness my hand in Lenoir, NC, this 11th day of November, 2004.

Notary

My Commission expires 6-24-09

JUDY A WHALEY
NOTARY PUBLIC
CALDWELL
NC