RECORD AND RETURN TO:
Heritage Title Services, LLC
One Lakeview Plaza
25 Century Blvd., Suite 505
Nashville, TN 37214

Davidson County DEEDWARR
Recvd: 02/04/05 14:03 2 pgs
Fees:13.00 Taxes:370.00
20050204-0013392

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $100,000.00.

David Webber
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th DAY OF JANUARY, 2005.

NOTARY PUBLIC

My commission expires: 9/30/06

JANE GRAZER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
My Commission Expires SEPT. 30, 2006

THIS INSTRUMENT PREPARED BY:
Heritage Title Services, LLC, One Lakeview Plaza, 25 Century Blvd., Suite 505, Nashville, TN 37214

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
LATRISHA MILLER 1018 17th Avenue South, Unit 8 Nashville, Tennessee 37212	Same as new owner	104-04-0-D-10CO

FOR AND IN CONSIDERATION of the sum of ONE HUNDRED THOUSAND AND NO/100 ($100,000.00) DOLLARS, and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee, the receipt of which is hereby acknowledged; the undersigned, **CHRISTOPHER J. PAGE, a single person,** hereinafter called the Grantor, has bargained and sold and by these presents do hereby transfer and convey unto **LATRISHA MILLER, a single person,** hereinafter called the Grantee, her heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

BEING Unit No. 8 (1018-17th Avenue, South) on the Plan of LINCOLN COURT HOMEOWNER'S ASSOCIATION, as described in Master Deed of record in Book 6942, page 585, Register's Office, Davidson County, Tennessee, a plat of same being attached as Exhibit "C" thereto, as amended by First Amendment to Master Deed of record in Book 7357, page 854, said Register's Office, to all of which reference is made.

Being a portion of the same property conveyed to Christopher J. Page by Quitclaim Deed from Mary Ann Mattiello, of record in Instrument No. 20031015-0153140, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all matters as shown on the Master Deed of record in Book 6942, page 585, as amended by First Amendment to Master Deed of record in Book 7357, page 854; to By-laws of record in Book 6942, page 585; to Charter for Homeowner's Association of record in Book 6950, page 549; all of the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

This is improved property known as 1018 17th Avenue South, Unit #8, Nashville, Tennessee 37212.

TO HAVE AND TO HOLD said real estate, together with all of the appurtances, estate and title thereunto belonging, unto the said Grantee, her heirs and assigns, forever.

The undersigned covenant with the said Grantee that he is lawfully seized and possessed of said real estate; that he has a good right to convey the same; and that it is unencumbered except by lien of the 2005 property taxes which taxes are not yet due or payable.

The undersigned further covenant and bind himself, his heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee, her heirs and assigns, against the lawful claims of all person, whomsoever.

WITNESS MY HAND, this the 14th day of JANUARY, 2005.

CHRISTOPHER J. PAGE

STATE OF CALIFORNIA
COUNTY OF Los Angeles

Personally appeared before me, a Notary Public, Christopher J. Page, ~~with whom I am personally acquainted (or~~ proved to me on the basis of satisfactory evidence), and who acknowledged that ~~he~~ executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, this the ~~14th~~ 19th day of JANUARY, 2005.

Parimal J. Christian
Notary Public

My commission expires: January 02, 2006

PARIMAL J. CHRISTIAN
Commission # 1333592
Notary Public - California
Ventura County
My Comm. Expires Jan 2, 2006