Please return to:
Elite Title Company
109 West Park Drive
Suite 350
Brentwood, TN 37027

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 03/10/05 10:45 2 pgs
Fees:13.00 Taxes:778.85

P-SIG-05-6909

20050310-0026574

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $210,500.00

Affiant

Subscribed and sworn to before me, this 4th day of February, 2005.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

NOTARY PUBLIC AT LARGE — DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
Homeland Title, Inc.
1896 General George Patton Dr., Ste. 200
FRANKLIN, TN 37067

My Commission Expires Nov. 25, 2006

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Karen E. Burton	Cendant Mtg. Corp (NAME)	181-10A-148.00
6909 Scarlet Ridge Drive (ADDRESS)	2001 Bishops Gate Blvd (ADDRESS)	
Brentwood, Tennessee 37027 (CITY) (STATE) (ZIP)	Mt. Laurel NJ 0805-4 (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 DAVID M. MILLER AND WIFE, SARA MILLER, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto KAREN E. BURTON, AN UNMARRIED WOMAN, 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. 402 on the Plan of Autumn Oaks, Phase Four of record in Plat Book 6900, page 786 and amended in Instrument No's 20020523-0062993 and 20030110-0004644, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to David M. Miller by deed from Classic Homes BOS, LP, dated January 30, 2004 and filed of record as Instrument No. 20040203-0012907, Register's Office for Davidson County, Tennessee.

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

Sara Miller, wife of David M. Miller, joins in this conveyance for the expressed purpose of conveying any marital interest which she may have in said property.

unimproved ( )
This is improved (X) property, known as 6909 Scarlet Ridge Drive, Brentwood, Tennessee 37027
(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 4th day of February, 2005.

David M. Miller by Christ Bryson
David M. Miller

Sara Miller by Christ Bryson
Sara Miller

STATE OF Tennessee

COUNTY OF Davidson

I, CAROL A. CLAWSON, a Notary Public of the County and State first above written, do hereby certifiy that Christi Bryson personally appeared before me this day and to me known or proved to me on the basis of satisfactory evidence to be the person who executed the foregoing instrument on behalf of David M. Miller and Sara Miller, and who acknowledged that she executed the same as the free act and deed of the said David M. Miller and Sara Miller by virtue of that Power of Attorney being recorded simultaneously herewith.

Witness my hand and official seal, this the 4th day of February, 2005.

Carol A. Clawson
Notary Public

My Commission Expires: 6-6-06

(SEAL)

CAROL A. CLAWSON
NOTARY PUBLIC AT LARGE
SUMNER COUNTY, TENN.

RETURN TO:

1896 General George Patton Drive
Franklin, TN 37067

615-599-9959