RECORD AND RETURN TO:
Mitchell A. Watts, Attorney
2400 Crestmoor Road #102
Nashville, TN 37215

WARRANTY DEED

The actual consideration or value for this transfer is $ 133,500.00 .

AFFIANT

STATE OF TENNESSEE
COUNTY OF DAVIDSON

SWORN TO AND SUBSCRIBED before me this 25th day of MARCH, 2005.

NOTARY PUBLIC
My Commission Expires:

JASON CHAFFIN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

Davidson County DEEDWARR
Recvd: 03/29/05 11:11 2 pgs
Fees:13.00 Taxes:493.95
20050329-0033624

This space for Register of Deeds

This instrument prepared by: Johnny Ellis, Attorney, 306 Gay Street, Suite 200 Nashville, TN 37201, file#05030008

ADDRESS NEW OWNER(S)	SEND TAX BILLS TO:	MAP / PARCEL NO.
Ben McDonald, 3824 Lookout Drive Nashville, TN. 37209	CitiMortgage, Inc. 1000 Technology Drive O'Fallon, MO 63304	104-01-0 / 6.00

FOR AND IN CONSIDERATION of the sum of TEN and No/100 ($10.00) Dollars, cash in hand paid by Ben S. McDonald, and other good and valuable consideration, the receipt of which is hereby acknowledged,

I, **DAVID W. MILLER**, un-married, the GRANTOR herein, have bargained and sold, and by these presents do transfer and convey unto:

BEN McDONALD and wife, HANNAH McDONALD, the GRANTEE herein, their heirs and assigns in fee simple absolute, a certain tract or parcel of land located in **Davidson** County, State of Tennessee, described as follows:

A certain tract or parcel of land located in DAVIDSON County, Tennessee, described as follows, to-wit:

Being Lot No 59 on the Second Revised Plan of Valley View Subdivision Section One, as of record in [Plat] Book 2331, page 113, Register's Office for Davidson County, Tennessee, to which plan reference is here made for a more complete description.

Being all the same property conveyed to David W. Miller by Deed from Richard Ice and Dr. Ronald Gilmer of Record as Instrument Number 20040827-0104077 Register's Office for Davidson County, Tennessee.

The above description is the same as in the previous deed of record.

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, their heirs and assigns, forever. I do covenant with the said GRANTEE that I am 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. I do further covenant and bind myself, My heirs and representatives to warrant and forever defend the title to the said land to the said GRANTEE, their heirs and assigns, against the lawful claims of all persons WHOMSOEVER.

The herein described property is subject to the following:
2005 Property taxes are to be prorated and assumed by the GRANTEE.
Restrictions of record in Book 2446, page 146, Register's Office for Davidson County, Tennessee.

This is improved property known as: 3810 Lookout Drive, Nashville, TN. 37209.

Witness our hands this 25 day of MARCH, 2005.

David W. Miller

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Leroy S. Ellis, a Notary Public in and for said County and State, the within named ~~David S. Miller~~ David W. Miller the bargainer, 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 official seal at Nashville, Tennessee this 25 day of MARCH, 2005.

LEROY JOHNSTON ELLIS III
NOTARY PUBLIC
NOTARY PUBLIC
My Commission Expires: 3-22-08
AT LARGE
DAVIDSON COUNTY, TENN.

My Commission Expires MAR. 22, 2008

****

WARRANTY DEED

From: David W. Miller

To: Ben S. McDonald

Property:

3810 Lookout Drive
Nashville, TN. 37209

This Instrument was Prepared by:

Leroy Johnston Ellis IV
Attorney at Law
www.ljelaw.com
306 Gay Street, Suite 200
Nashville, Tennessee 37201
(615) 256-5003