WARRANTY DEED

P-BOA-05-100

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERSATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $149,900.00

Affiant

Subscribed and sworn to before me, this 19th DAY OF April, 2005.

Notary Public

MY COMMISSION EXPIRES: 2/15/09

(AFFIX SEAL)

CAROL T. BAKER NOTARY PUBLIC AT LARGE HEATHAM COUNTY, TENN.

Davidson County DEEDWARR
Recvd: 04/26/05 10:45 2 pgs
Fees:13.00 Taxes:554.63

20050426-0046350

THIS INSTRUMENT WAS PREPARED BY
Prestige Title, LLC
1600 Westgate Circle, Ste. 200
Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Sharon D. Ray	Bank of America	
100 Plantation Court	(NAME) 200 S. College Street	142-5-A-34.00CO
(ADDRESS) Nashville, Tennessee 37221	(ADDRESS) Charlotte, NC 28255-0001	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we STEPHEN D. MILLER AND GEORGE R. MILLER, JR., DEVISEES UNDER THE WILL OF POLLY G. MILLER, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto SHARON D. RAY, hereinafter called the Grantees, 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 Unit No. E-8, together with Carport designated No E-8-C, on the plan of Section 2, River Plantation Condominium Apartments, of record in Book 4460, page 139 and 137, Register's Office for said County, to which plan reference is hereby made for a more complete description thereof, together with the appurtenant interest inthe common elements of River Plantation (Section Two), a horizontal property regime established by Master Deed and By-Laws of record in Book 4661, page 334, as amended in Book 4691, page 906, Book 6354, page 676, and as corrected in Book 6436, page 389, said Register's Office.

Being the same property conveyed to George R. Miller and wife, Polly G. Miller, by Deed from Ruth Kirshner Kay and husband, Sidney Ray, dated June 3, 1977, of record in Book 5157, page 74, Register's Office for Davidson County, Tennessee. The said Polly G. Miller having since died, being predeceased by George R. Miller. Pursuant to the Last Will and Testament of Polly G. Miller, Probate No. 05P-405, Probate Clerks Office for Davidson County, Tennessee, subject property was devised to Stephen D. Miller and George R. Miller, Jr.

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

unimproved ( )
This is improved (X) property, known as 100 Plantation Court, Nashville, Tennessee 37221
(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 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 19th day of April, 2005.

Stephen D. Miller

George R. Miller, Jr.

By: Stephen D. Miller
Attorney-In-Fact

STATE OF Virginia
COUNTY OF Fairfax

On this the 20 day of April, 2005, before me personally appeared **Stephen D. Miller** to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal this 20 day of April, 2005.

JORGE ANTONIO GOMEZ NOTARY PUBLIC COMMONWEALTH OF VIRGINIA

NOTARY PUBLIC

My Commission Expires: 2-28-06

STATE OF Virginia
COUNTY OF Fairfax

On this the 20 day of April, 200, before me personally appeared **Stephen D. Miller** to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of **George R. Miller, Jr.** and acknowledged that he executed the same as his free act and deed by virtue of that Power of Attorney recorded of record in Instrument #20050426 0046349 in the Register's Office of Davidson County, Tennessee.

Witness my hand and official seal this 20 day of April, 2005.

JORGE ANTONIO GOMEZ NOTARY PUBLIC COMMONWEALTH OF VIRGINIA

NOTARY PUBLIC

My Commission Expires: 2-28-06

RETURN TO:

Prestige Title, LLC
1600 Westgate Circle, Ste 200
Brentwood, TN 37027