FILE BOX 45

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 75,455.00

Dorothy B Miller
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th day of April, 2005

Notary Public:

MY COMMISSION EXPIRES: 1/26/08
(AFFIX SEAL)

Davidson County DEEDWARR
Recvd: 05/03/05 11:20 2 pgs
Fees:13.00 Taxes:279.18
20050503-0049162

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN. NITA LESTER

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Dorothy B. Miller	New Owner	Map 136
2823 Lake Forest Dr.		Group 10-0-A
Nashville, TN 37217		Parcel 015.00-CO

FOR AND IN CONSIDERATION OF the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, we

Johnny D. Smith and wife, Joanne D. Smith

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto
Dorothy B. Miller, a single woman
hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

A certain Condominium Apartment in Davidson County, Tennessee, described as follows: Unit 9, Lot No. 9, in a horizontal property regime as shown on the Condominium Site Plan, Section Two, Priest Lake Forest, of record in Plat Book 5800, page 157, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Johnny D. Smith and Joanne D. Smith by deed from U.S. Department of Veterans Affairs of record in Book 9733, Page 768, said Register's Office.

This conveyance is subject to the Master Deed, Restrictions, and By-Laws of record in Book 6021, Page 99; Book 6021, Page 101; Book 6021, Page 107; Book 5931, Page 645, said Register's Office.

This conveyance is made subject to: (1) 2005 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Plat Book 5800, Page 157, said Register's Office.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 2823 Lake Forest Dr., Nashville, TN 37217

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 our hands this 29th day of April, 2005.

Johnny D. Smith

Joanne D. Smith

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Johnny D. Smith and wife, Joanne D. Smith, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 29th day of April, 2005.

My Commission Expires: 1/26/08

Notary Public

