

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $110,000.00

Affiant

Subscribed and sworn to before me, this 16th day of May, 2005.

Notary Public

My commission expires: 7-19-08

THIS INSTRUMENT WAS PREPARED BY
Ryan A. Rafoth
2690 Dunkeld Court
Franklin, Tennessee 37069
(615) 376-2155

Davidson County DEEDWARR
Recvd: 05/31/05 14:52 2 pgs
Fees:13.00 Taxes:407.00

20050531-0061128

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Kathleen Nancy Campbell-Smith	**GMAC Mortgage**	**073-10-0-028.00**
2524 McGinnis Drive	**35 Executive Park Drive, Suite C**	
Nashville, Tennessee 37215	**Hendersonville, Tennessee 37075**	

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 ACKNOWLEDGE, WE,

Glen Miller, married

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Kathleen Nancy Campbell-Smith, married

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:

Land in Davidson County, Tennessee, being Lot No. 60 on the Plan of Moss Rose Estates, of record in Book 4860, page 112, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Glen Miller by Cash Deed from Mel Martinez, Secretary of Housing and Urban Development, of Washington, D.C., of record at Instrument #20020719-0087078, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Taxes for the year 2005 and subsequent years, a lien not yet due and payable.

The Plan of record in Plat Book 4860, page 112, Register's Office for Davidson County, Tennessee.

Restrictive covenants contained in an instrument of record in Book 5039, page 539; Book 5138, page 645; Book 5311, page 345; and Book 5910, page 336, Register's Office for Davidson County, Tennessee.

Any and all visible easements lying on or across the property.

Subject to the flow of any streams on and across subject property.

This is improved property known as 2524 McGinnis Drive, Nashville, Tennessee 37215.

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 in 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 16th day of May, 2005.

Glen Miller

Glen Miller

Linda A. Miller

Linda A. Miller *

* Linda A. Miller joins in this instrument to convey any and all marital interest that she has in subject property.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, Glen Miller and Linda A. Miller, the within named Grantees, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 16th day of May, 2005.

Ryan A. Rafoth

Notary Public

My Commission Expires: 7-19-08

RYAN A. RAFOTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

RETURN TO:
RTC Title and Escrow, LLC
201 Seaboard Lane
Suite 100
Franklin, Tennessee 37067