WARRANTY DEED

G-CD-04-313

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $184,250.00

Affiant

Subscribed and sworn to before me, this 15th DAY OF June, 2005.

Notary Public

MY COMMISSION EXPIRES: JULY 29, 2006 (AFFIX SEAL)

JOHN GLEAVES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN. My Commission Expires

Davidson County DEEDWARR
Recvd: 05/22/05 10:59 2 pgs
Fees:13.00 Taxes:681.73

20050622-0071489

THIS INSTRUMENT WAS PREPARED BY
RUDY TITLE & ESCROW, LLC
2012 21st Avenue South
NASHVILLE, TENNESSEE 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Brandon Miller	Countrywide Home Loans	Part of 93-06-1-13,
313 Church Street, Unit 301 (ADDRESS)	3011 Armory Drive, Suite 120 (ADDRESS)	93-06-1-117, + 93-06-1-118
Nashville, Tennessee 37201 (CITY) (STATE) (ZIP)	Nashville, TN 37204 (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 THE EXCHANGE LOFTS, LLC, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto BRANDON MILLER, AN UNMARRIED MAN, 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:

Unit 301, THE Banner Block Condominiums, as established under Master Deed of record in Instrument 20050527-0060419, in the Register's Office, Davidson County, Tennessee, to which master deed reference is hereby made for a more particular description of said unit.

Being the same property conveyed to The Exchange Lofts, LLC, a Tennessee limited liability company by Quitclaim Deed from Metropolitan Development and Housing Agency, a public body and body corporate and politic, recorded the 8th day of July, 2004 in Instrument No. 20040708-0081242, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to any and all existing easements and restrictions as shown of record including those of record in Book 9208, page 613; Instrument Number 20020626-0076795; 20040708-0081245; 20050527-0060419; 20041001-0118481; 20050511-0053156; and Book 148, page 264, Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 313 Church Street, Unit 301, Nashville, Tennessee 37201
(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 15th day of June, 2005.

The Exchange Lofts, LLC

BY: _____

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me the undersigned a Notary Public for said County and State, Aaron White,
with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who upon oath acknowledged him self to be the Chief Manager of The Exchange Lofts, LLC, the within named bargainor, a corporation, and that he as such Chief Manager being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by him self as Chief Manager.

Witness my hand and official seal at Nashville, TN
on this 31st day of May, 2005.

NOTARY PUBLIC

My Commission Expires: _____

CARA MONFORTE
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.
My Commission Expires JAN. 26, 2008

RETURN TO:

2012 21st Avenue South
Nashville, TN 37212

615.383.2903