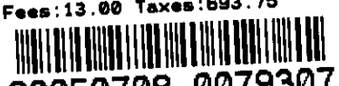
This Instrument Prepared By:
Title Enterprises, LLC
320 Seven Springs Way
Suite 150, Seven Springs I
Brentwood, Tennessee 37027
6050293

Davidson County DEEDWARR
Recvd: 07/08/05 12:59 2 pg
Fees:13.00 Taxes:693.75



20050708-0079307

Elite Title Company
100 West Park Drive
Suite 300
Brentwood, TN 37027

Send Tax Bills To:
Same

New Owner is:
Robert A. McCluskey, Jr.
6666 Brookmont Terrace, #1012
Nashville, TN 37205

MAP: 129-14-O-A
PARCEL: 115.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, **John M. Miller, unmarried**, hereinafter referred to as Grantor, has bargained and sold, and by these presents do transfer and convey unto the said **Robert A. McCluskey, Jr.**, hereinafter referred to as Grantee, its heirs and assigns, certain tracts or parcels of land in **Davidson** County, State of Tennessee, more particularly described as follows, to-wit:.

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

Land in Davidson County, Tennessee, being Apartment Unit No. 1012, of Wessex Towers Condominium created under Title 64, Section 2701 et seq. as amended, Tennessee Code Annotated, and established by Master Deed, which was executed by Central Tennessee Investment Company, Inc., of record in Book 5414, Page 634, as amended in Book 5599, Page 39, and further amended in Book 5792, Page 982, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the Common Elements appurtenant to said Unit as set forth in Exhibit A-1 of said Master Deed, Reference is hereby made to the plat of Wessex Towers Condominium Apartments, as of record in Book 5200, Page 142, as amended in Book 5210, Page 271, Book 559, Page 39, Book 5792, page 982, and Book 5800, page 1, said Register's Office, for a more complete identification and description of such Unit.

Being the same property conveyed to John M. Miller by Warranty Deed from Myrna J. Panitz, unmarried, dated April 27, 2001 , recorded April 30, 2001 , in Instrument No. 20010430-0042997 , Register's Office for Davidson County, Tennessee.

This conveyance is made subject to any and all zoning regulations, building restrictions, setback lines, if any, easements and rights for public utilities applicable to this property. Taxes for the current year have been prorated and are assumed by the Grantee(s) herein.

Sellers Ints.

TO HAVE AND TO HOLD the said tracts or parcels of land with the appurtenances, estate, title and interest thereto belonging to the said Grantee, their heirs and assigns, forever.

The Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of said tracts and parcels of land in fee simple, and have a good right to convey same and

that same is unencumbered, except for the taxes for the current year and which have been prorated and assumed by the Grantee.

The Grantor does further covenant and bind themselves and their heirs and representatives to warrant and forever defend the title to the said tracts or parcels of land to the said Grantee, their heirs and assigns against the lawful claims of all persons whomsoever.

WITNESS our hands this 30 day of June, 2005.

GRANTOR:

John M. Miller

John M. Miller

ACKNOWLEDGEMENT

STATE OF TENNESSEE)
COUNTY OF Williamson)

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared **John M. Miller** , with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal on this the 30 day of June, 2005.

MELISSA BOND SANDERS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. My Commission Expires Nov. 25, 2006

Notary Public

My Commission Expires:_____

STATE OF TENNESSEE)
COUNTY OF Williamson)

The actual consideration or value, whichever is greater, for this transfer is $187,500.00.

Affiant

SWORN TO and subscribed before me this 30 day of June, 2005

NOTARY PUBLIC

My commission expires:

_____

MELISSA L. SANDERS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

MY COMMISSION EXPIRES JULY 19, 2008

MY COMMISSION EXPIRES JULY 19, 2008