THIS INSTRUMENT PREPARED BY:
J. Nick Shelton, Esq.
Woodard & Shelton
408 Main Street
P.O. Box 708
Franklin, TN 37065-0708
Ph. 615-794-7500
Fax 615-790-8476

Davidson County DEEDWARR
Recvd: 07/21/05 13:21 2 pgs
Fees:13.00 Taxes:305.25
20050721-0085009

NEW OWNER:	Send Tax Bill To:	Map & Parcel:
Leah Miller 810 Bellevue Road #246 Nashville, Tn 37221	AmSouth Bank 2050 Parkway Office Cir. Birmingham, AL 35244	142-06-0A-246.00 CO

WARRANTY DEED

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named grantees, and other good and sufficient and valuable considerations, the receipt of which are hereby acknowledged, TIM CRAIG, UNMARRIED, has bargained and sold and by these presents does transfer and convey unto LEAH MILLER, hereinafter called the Grantee, her heirs, successors and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

BEING Unit 246, Building 41, together with Garage, designated as No. 246C, on the Plan of Peppertree Creekside Meadows Condominiums, as shown by plat of record in Plat Book 4676, pages 128-130, of the Reg. Off. of Davidson County, TN, to which plat reference is hereby made for a more complete and accurage description of said lot.

Being the same property conveyed to Tim Craig, by deed in instrument number 20020520-0061294 from Lawrence a. Gale and Lori Gale, Register's Office for Davidson County, Tennessee.

THIS TRANSFER IS SUBJECT TO THE FOLLOWING:

1. This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.
2. All restrictions of record;
3. All visible easements;
4. All matters appearing on the plan of record;
5. All applicable governmental and zoning regulations.
6. 2005 property taxes that are a lien but not yet due and payable.

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, his heirs, successors and assigns, forever;

AND I COVENANT with the said Grantee that I am lawfully seized and possessed of said land in fee simple and have a good right to convey it and the same is unencumbered, unless otherwise set out herein;

AND I FURTHER covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, his 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.

This improved property is known as: 810 Bellevue Road #246; Nashville, Tn 37221

WITNESS MY HAND(S) THIS 18th day of July, 2005, IN FRANKLIN, WILLIAMSON COUNTY, TENNESSEE.

Tim Craig
TIM CRAIG

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary for said state and county, Tim Craig, the within named bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence (or whom supplied adequate and detailed identification proving himself to be the undersigned power of attorney for the bargainors), and who acknowledged that he executed the foregoing instrument for the purposes therein contained and that the information contained herein is true and correct and that he executed the foregoing deed of conveyance for the purposes set forth therein.

Witness my hand and official seal at Franklin, Williamson County, Tennessee this 18th day of July, 2005.

NOTARY PUBLIC

J. NICHOLS SHELTON STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

My Commission Expires: 5/19/07

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or fair market value of the property, whichever is greater, for this transfer is $ 82,500.00.

Tim Craig
Affiant

Witness my hand and sworn to and subscribed to me, the undersigned, this 18th day of July, 2005 in Franklin, Williamson County, Tennessee.

NOTARY PUBLIC

J. NICHOLS SHELTON STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

My Commission Expires: 5-19-07