WARRANTY DEED

JEANEAN WEST
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY, TENN.
My Commission Expires JULY 22, 2009

After Recording Return To:
Heritage Title Service, L.L.C.
8115 Isabella Ln., Suite 5
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 175,120.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th DAY OF December, 2005

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

American Title Company, Inc., 925 Industrial Drive, Old Hickory, TN 37138

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Valerie Miller (NAME)	~~TO BE DETERMINED~~ Same as new Owner (NAME)	MAP 52-13-B
3046 Penn Meade Way (ADDRESS)	(ADDRESS)	PARCEL 164.00CO
Nashville, Tennessee 37214 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, Anita L. Hampton

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

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:

Property located at: 3046 Penn Meade Way, Davidson County, Nashville, TN 37214
AND:

Being Lot No. 200, as shown on the "Condominium Site Plan, River Glen Planned Unit Development, Phase IV, Section 3", of record in Instrument No. 200103300030661, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Anita L. Hampton by deed dated 07-20-01, from NVR, Inc., Successor By Merger to Fox Ridge Homes, Inc., filed for record on 07-25-01, in Instrument No. 200107250079099, Register's Office for Davidson County, Tennessee.

This conveyance is subject to: (1) Restrictive covenants of record in Book 6762, page 208, Book 7566, page 571, Book 10630, page 501 and in Book 11532, page 610, said Register's Office. (2) Easement contained in instrument of record in Book 7061, page 172 and in Book 7061, page 196, said Register's Office and additional easements or restrictions (3) Terms, conditions, easements, rights and liens as set forth in the Master Deed of River Glen Condominiums (TCA 64-2704 et seq.) and the By-Laws appended thereto, of record in Book 8069, page 158, said Register's Office. (4)All matters appearing on the plan of record in Instrument No. 200103300030661, said Register's Office. (5) zoning regulations; (6)taxes that have been assumed by the Grantee herein.

unimproved ( )
This is improved (X) property, known as 3046 Penn Meade Way, Nashville, Tennessee 37214
(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 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 my hand this 16th day of December 2005

Anita L. Hampton

Davidson County DEEDWARR
Recvd: 12/21/05 13:33 2 pgs
Fees:13.00 Taxes:425.94

20051221-0153012

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 Anita L. Hampton, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained. Witness my hand and official seal at Old Hickory, Tennessee, this 16th day of December, 2005.

Commission expires _____

Notary Public

JEANNEAN WARE NOTARY PUBLIC STATE OF TENNESSEE SUMNER COUNTY

My Commission Expires JULY 22, 2009

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____, _____.

My commission expires _____

Notary Public