WARRANTY DEED

PLEASE RETURN TO:
AMTITLE & ESCROW, LLC
515 RIVERGATE PARKWAY, SUITE #111
GOODLETTSVILLE, TN 37072

ZANA C. PETTY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 122,960.00

Jean Hamilton
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th day of January, 2006

Notary Public: Zana C. Petty

MY COMMISSION EXPIRES: 01/27/07
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Rachael R. J. Miller	CTX Mortgage Company	Map 33
210 Friendship Dr.	801 94th Ave. North	Group 12
Goodlettsville, TN 37072	St. Petersburg, FL 33702	Parcel 92

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 acknowledged, we

Jean Hamilton, unmarried

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto

Rachael R. J. Miller, an unmarried woman

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. 48 on the plan of Gateway, Section 1, of record in Book 3300, Pages 39 and 40, Register's Office for said County.

Said Lot No. 48 fronts 88.0 feet on the southerly margin of Friendship Drive and extends back 186.8 feet on the westerly line and 182.7 feet on the easterly line to a dead line in the rear, measuring 44.0 feet thereon.

BEING the same property conveyed to Jean Hamilton by deed from Secretary of Housing and Urban Development, of record in Book 7994, Page 496, dated November 27, 1989, Register's Office for said County.

This conveyance is subject to Restrictive Covenants of record in Book 3344, Page 582, Register's Office for said County.

This conveyance is made subject to: (1) 2006 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Book 3300, Pages 39 and 40, said Register's Office.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 210 Friendship Dr., Goodlettsville, TN 37072

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 13th day of January, 2006.

Jean Hamilton

Davidson County DEEDWARR
Recvd: 01/17/06 14:44 2 pgs
Fees:13.00 Taxes:454.95

20060117-0006359

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 Jean Hamilton, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Goodlettsville, Tennessee, this 13th day of January, 2006.

My Commission Expires: 01/27/07

Notary Public

ZANA C. PETTY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY