Davidson County DEEDWARR
Recvd: 03/10/06 09:04 2 pgs
Fees:13.00 Taxes:484.70

20060310-0027894

Prepared by:
Realty Title Company, Inc.
383 Johnny Cash Parkway, Suite 140
Hendersonville, TN 37075

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
Commission Expires MAY 28, 2006

05-0602-62725

STATE OF TENNESSEE
COUNTY OF SUMNER
The actual consideration or value, whichever is greater, for this transfer is $131,000.00

Affiant

Subscribed and sworn to before me, this 6th day of March, 2006.

Notary Public
My commission expires: 5/28/2006

Address of New Owner:	Send Tax Bills to:	Tax Information
Alice Dawn Miller 453 Moncrief Avenue Goodlettsville TN 37072	Provident Funding Associates 1101 Kermit Drive, Suite 607 Nashville, TN 37217	025-03-0-034

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Rebecca Howard, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Alice Dawn Miller and husband, Ryan William Miller, hereinafter called the Grantees, their successors 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. 3, on the Plan of Cude Subdivision, of record in Instrument No. 20011009-0109914, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Rebecca Howard and Jennifer Green by deed from Walter F. Duke, dated 8-08-02, of record in Instrument No. 20020808-0095616, Register's Office for Davidson County, Tennessee, and further being the same property conveyed to Rebecca Howard by quitclaim deed from Jennifer Green, dated 1-09-06, of record in Instrument No. 20060215-0018385, Register's Office for Davidson County, Tennessee.

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.

This property is improved property known as 453 Moncrief Avenue, 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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 2 day of March, 2006.

Rebecca Howard

Rebecca Howard

STATE OF Florida
COUNTY OF Hillsborough

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Rebecca Howard, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in March, 2, this 2006 day of March, 2006.

Notary Public

My Commission expires 4/28/09 Showed Florida Drivers License # K460 728 535 60 0

DEBORAH HELTON-LOPEZ
MY COMMISSION # DD445541
EXPIRES: June 28, 2009
(407) 398-0153 Florida Notary Service.com