WARRANTY DEED

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $440,000.00

Affiant

Subscribed and sworn to before me, this 30th DAY OF May, 2006.

Notary Public

ADAM LAFEVER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

MY COMMISSION EXPIRES: My Commission Expires NOV 22, 2008 (AFFIX SEAL)

G-KW-06-836

Davidson County DEEDWARR
Recvd: 06/02/06 14:28 2 pgs
Fees:13.00 Taxes:1628.00

20060602-0065324

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Keneth Watford	Countrywide Home Loans, Inc.	
836 Glen Avenue	(NAME) 801 Crescent Center Drive, #510	105-14-25.00
(ADDRESS) Nashville, TN 37204	(ADDRESS) Franklin, TN 37067	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we MARK S. MILLER, MARRIED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto KENETH WATFORD, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING PART OF LOT 73 ON THE PLAN OF WAVERLY LAND COMPANY'S PROPERTY, CALLED WAVERLY PLACE AS OF RECORD IN BOOK 57, PAGE 95, REGISTER'S OFFICE FOR SAID COUNTY, DESCRIBED ACCORDING TO A SURVEY OF BARGE WAGGONER AND SUMNER, APRIL 14, 1970, AS FOLLOWS: BEGINNING AT AN IRON PIN IN THE NORTHEASTERLY MARGIN OF GLEN AVE. 55.00 FEET WEST FROM THE CORNER OF LOTS 72 AND 73; THENCE WITH THE MARGIN OF SAID AVENUE, WESTERLY 55.02 FEET TO AN IRON PIN; THENCE LEAVING SAID AVENUE, NORTH 32 DEG. 58 MIN. EAST 200.00 FEET TO AN IRON PIN IN THE SOUTHERLY MARGIN OF ALLEY NO. 61; THENCE WITH THE SAME EASTERLY 43.00 FEET TO AN IRON PIN; THENCE LEAVING SAID ALLEY, SOUTH 29 DEG. 31 MIN. WEST 1899.70 FEET TO THE POINT AND PLACE OF BEGINNING.

The above-described property has never been the marital residence of the grantor(s) herein.

BEING THE SAME PROPERTY CONVEYED TO MARK S. MILLER BY WARRANTY DEED FROM JAMES ROBERTS, RECORDED ON THE 14TH DAY OF JULY, 2005 IN INSTRUMENT NO. 20050714-0081831, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

This conveyance is subject to a) 2006 property taxes, which have been prorated and assumed by the grantee(s) herein; b) instruments of record in Book 57, Page 95; Book 4220, Page 723; Book 4474, Page 459; said Register's Office; and c) any and all existing easements and restrictions as shown of record not stated herein.

unimproved ( )
This is improved (X) property, known as 836 Glen Avenue, Nashville, Tennessee 37204
(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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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/our hand(s) this 30th day of May, 2006.

Mark S. Miller

STATE OF Tennessee
COUNTY OF Davidson

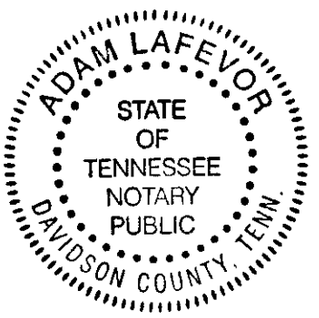
Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Mark S. Miller, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 30th day of May, 2006.

Notary Public

My Commission Expires:

(SEAL)



My Commission Expires NOV. 22, 2008

RETURN TO:
Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212
Phone: (615)383-2903