RETURN TO:
First National Financial Title
25 Century Blvd., Ste. 203
Nashville, TN. 37214
N14853

WARRANTY DEED

G-VRE-06-3420

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $164,000.00

Affiant

Subscribed and sworn to before me, this 24th DAY OF October, 2006.

Notary Public

MY COMMISSION EXPIRES: 9-16-09
(AFFIX SEAL)

KEVIN STEINKE NOTARY PUBLIC AT LARGE WILSON CO. TENN.

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
Debra B. Walker	Countrywide Home Loans, Inc.	
3420 Harbor Hill Place	(NAME) PO Box 961206 FTWX-22	108-12-B-248 CO
(ADDRESS) Nashville, TN 37214	(ADDRESS) Fort Worth, TX 76161	
(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 STEVEN M. MILLER AND WIFE, SUSAN R. MILLER, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto DEBRA B. WALKER, UNMARRIED, 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 Lot 43, HARBORVIEW, FINAL PHASE, SECTION TWO, as shown on plat of record in Plat Book 9700, Page 708, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Steven M. Miller and wife, Susan R. Miller by Warranty Deed from Jeffery A. Morrow and wife, Tracey L. Morrow recorded on the 20th day of September, 2001 in Instrument No. 20010920-0101726, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to any and all existing easements and restrictions as shown of record including those of record in Instrument 20000919-0092955; Book 9700, page 708; Book 10125, page 494; Book 10344, page 233; Instrument Number 19991215-0303474; Book 10316, pages 891 and 886, Regsiter's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 3420 Harbor Hill Place, 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 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 24th day of October, 2006.

Steven M. Miller

Susan R. Miller

Davidson County DEEDWARR
Recvd: 10/27/06 11:19 2 pgs
Fees:13.00 Taxes:606.80
20061027-0133487

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Steven M. Miller and Susan R. 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 24th day of October, 2006.

Notary Public

My Commission Expires: 7-24-10

(SEAL)

JOHN GLEAVES
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

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