WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATON OR VALUE, WHICHEVER IS GREATER, FORTHIS TRANSFER IS **$123,000.00**

Ronald Miller
AFFIANT

SUBSCRIBED AND SWORN BEFORE ME, THIS THE 29 DAY OF DECEMBER, 2006.

NOTARY PUBLIC

MY COMMISSION EXPIRES 3/11/07
(AFFIX SEAL)

Davidson County DEEDWARR
Recvd: 01/10/07 10:36 2 pgs
Fees:13.00 Taxes:455.10
20070110-0004133

THIS INSTRUMENT WAS PREPARED BY
STATEWIDE TITLE AND ESCROW LLC 109 CUDE LANE, MADISON, TN 37115

Address New Owner(s) As Follows:	*Send Tax Bills To:*	Map and Parcel Number:
RONALD MILLER	**SAME**	**086-07-0-025.00**
1145 JACKSONS VIEW RD.		
HERMITAGE, TN 37076		

FOR AND IN CONSIDERATION OF THE SUM OF **$123,000.00**, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

CATHERINE LOPEZ, UNMARRIED

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

RONALD MILLER, A MARRIED MAN

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN PARCEL OR TRACT OF LAND IN **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, DESCRIBED AS FOLLOWS, TO-WIT:

Being Lot No. 64, Phase 1, Section Two on the Plan of Jackson's Retreat, as of record in Plat Book 5200, Page 334 and 335 and amended in Book 5972, Page 96, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Catherine Lopez, unmarried, by Warranty Deed from Robert E. Cress Jr., married and wife, Tracy L. Cress dated 08/24/00 and filed for record on 09/08/00 in Instrument # 20000908-0089073, Register's Office for Davidson County, Tennessee. See also Power of Attorney of record on 09/08/00 in Instrument # 20000908-0089072, said Register's Office.

Subject to all matters of record in the Plan of Record in Plat Book 5200, pages 334 & 335, and as amended in Book 5972, page 96, said Register's Office.
Subject to restrictions of record in Plat Book 5741, page 360, said Register's Office.
Subject to By Laws of record in Book 5745, Page 294, said Register's Office.
Charter of record in Book 5745, Page283, said Register's Office.

Subject to easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record. Subject to all taxes for the year 2007 and all subsequent years, a lien but not yet due and payable.

This ( )Unimproved
(X) Improved property is known as: **1145 JACKSONS VIEW RD. HERMITAGE, TN 37076**

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 not 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 ever 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 29 day of **DECEMBER, 2006**

Catherine Lopez by Charles Jones attorney in fact
CATHERINE LOPEZ

STATE OF TENNESSEE
COUNTY OF Wilson

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, _____, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand, at office, this _____ day of **DECEMBER, 2006**.

_____
NOTARY PUBLIC

(SEAL) My Commission expires: _____

STATE OF **TENNESSEE**
COUNTY OF Wilson

On this 29 day of December, 2006, before me personally appeared Charles A Jones, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Catherine Lopez, and who acknowledged that he executed the same as the free act and deed of Catherine Lopez.

Witness my hand and official seal.

LISA M. VASKE NOTARY PUBLIC AT LARGE

LISA M. VASKE NOTARY PUBLIC AT LARGE SUMNER COUNTY, TN

_____
NOTARY PUBLIC

(SEAL)

MY COMMISSION EXPIRES: 3/1/10