WARRANTY DEED

After Recording Return To:
Heritage Title Services, LLC
919 W. Main Street, Ste. M-1
Hendersonville, TN 37075

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $215,000.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 15TH DAY OF JUNE, 2007.

NOTARY PUBLIC

MY COMMISSION EXPIRES

JIM R. VANDERPOOL STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY COMMISSION EXPIRES MAY 14, 2008

THIS INSTRUMENT PREPARED BY
Jim R. Vanderpool, P.C., 256 Seaboard Lane, G-104, Franklin, TN 37067
file # 07-02205 RITZEL NMA

ADDRESS OF NEW OWNER	SEND TAX BILLS TO	MAP-PARCEL
Tina Marie Ritzel	Same	142-7-F-44.00CO
7252 Highway 70 S. #1006		
Nashville, TN 37211		

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

MARISA K. MILLER, AN UNMARRIED WOMAN

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

TINA MARIE RITZEL, AN UNMARRIED WOMAN

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

SEE EXHIBIT "A"

This is improved property known as 7252 Highway 70 S. #1006, Nashville, TN 37211

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, its successors and assigns, forever; and the Grantor does covenant with the said Grantee that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except for the security interest held by Grantee; and the Grantor does further covenant and bind itself, its successors and assigns to warrant and forever defend the title to the said land to the said Grantee, its successors 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 on the 15th day of June, 2007.

Marisa K. Miller

Davidson County DEEDWARR
Recvd: 06/20/07 10:45 2 pgs
Fees:13.00 Taxes:795.50
20070620-0073585

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

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

Witness my hand and official seal at Franklin, Tennessee, this 15th day of June, 2007.

Notary Public

My Commission Expires:

JIM R. VANDERPOOL STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY COMMISSION EXPIRES MAY 14, 2008

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EXHIBIT A - LEGAL DESCRIPTION

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NUMBER 44, UNIT NUMBER 1006, OF BELLEVUE COMMONS TOWN HOMES, CREATED UNDER TITLE 66, CHAPTER 27, SECTION 101, ET SEQ., AS ESTABLISHED BY A MASTER DEED RECORDED AS INSTRUMENT #20000720-0071772, RE-RECORDED AS INSTRUMENT #20000828-0084760, SAID REGISTER'S OFFICE, TOGETHER WITH AN UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS APPURTENANT TO SAID UNIT. REFERENCE IS HEREBY MADE TO THE SITE PLAN OF BELLEVUE COMMONS, AS SET FORTH IN SAID MASTER DEED FOR A MORE COMPLETE IDENTIFICATION AND LOCATION OF SAID UNIT.

BEING THE SAME PROPERTY CONVEYED TO MARISSA K. MILLER, UNMARRIED BY WARRANTY DEED FROM ERIC BRENT GREER, AN UNMARRIED MAN AND STEPHANIE ANN FARIES, AN UNMARRIED WOMAN, RECORDED ON THE 17TH DAY OF FEBRUARY, 2005 IN INSTRUMENT NO. 20050217-0018129, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

MARISA K. MILLER and **MARISSA K. MILLER** are one and the same person.

THIS conveyance is subject to any and all zoning regulation, building restriction, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), if any, and easements and rights for public utilities applicable to this property; and taxes, for the current year which if prorated have been assumed by the Grantee(s) herein.