RECORD AND RETURN TO:
Mitchell A. Watts, Attorney
2400 Crestmoor Road #102
Nashville, TN 37215

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 01/27/09 12:13 2 pgs
Fees:13.00 Taxes:647.50
20090127-0007059

HAL E. WILSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$175,000.00.**

Affiant

Subscribed and sworn to before me this 23 day of January, 2009.

Notary Public
My Commission expires: 8/23/14
(Affix Seal)

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Christina M. Valdez	First Choice Funding, Inc.	103-04-0-294.00
3824 Lookout Drive	105 Lexington Station	
Nashville, TN 37209	, Hendersonville, TN 37075	

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **David Miller, married,** hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Christina M. Valdez**, an single woman, her heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Leta Miller joins in this conveyance to convey any and all marital interst she may have in and to said property.

Being Lot No. 66 on the second Revised Plan of Valley View Subdivision, Section 1, of record in Book 2331, page 113, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to David Miller, unmarried, by deed from Gloria J. McCord, f.k.a. Gloria J. Cercone, on June 2, 2003, of record in Instrument Number 20030623-0086303, Register's Office for Davidson County, Tennessee.

The property is subject to the following:

- Subject to all matters as shown on the Plan of record in Book 2331, page 53, Register's Office Davidson County, Tennessee.

This is improved property known as: **3824 Lookout Drive, Nashville, TN 37209**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 our hands this January 23, 2009.

David Miller

Leta Miller

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **David Miller,** to me known to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this January 23, 2009

My commission expires 8/23/11

Notary Public

HAL E. WILSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Leta Miller,** to me known to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this January 22nd, 2009

My commission expires March 21, 2009

Notary Public

SONYA L. WHEATLEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN