ADDRESS, NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBER
James R. Miller (NAME)	SAME (NAME)	Map 92-6
1622-11th Avenue North (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Par 132 9c.
Nashville, TN 37208 (CITY) (STATE) (ZIP CODE)	(CITY) (STATE) (ZIP CODE)	

WARRANTY DEED

For and in consideration of the sum of ----FOUR THOUSAND, FIVE HUNDRED ---and NO/100 ----------($ 4,500.00)---------- DOLLARS cash in hand paid by the herein after named Grantee and other good and valuable consideration, the receipt of which is hereby acknowledged,

BOOK 7691 PAGE 454

I, Cora Lee Keith, unmarried,
have bargained and sold, and by these presents do transfer and convey unto the said James R. Miller

the GRANTEES herein, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 354 of Block 22 on the map of the subdivision of the Heffernan Place, as of record in Book 161, Page 138, Register's Office for said County.

Said Lot No. 354 fronts 50 feet on the easterly side of 28th Avenue, North, formerly McLaughlin Street, and runs back between parallel lines 150 feet to an alley.

INCLUDED in the above description but specifically EXCLUDED therefrom is the following description:

BEGINNING at a point in the easterly margin of 28th Avenue, said point being the common corner between Lots 354 and 355 of Block 22 in the Heffernan Place, as of record in Book 161, Page 138, Register's Office for Davidson County, Tennessee; thence with the easterly margin of 28th Avenue and the westerly boundary of said Lot 354, N 9 degrees 39 minutes 16 seconds W 50 feet to a point, said point being the common corner between Lots 353 and 354 in the aforesaid subdivision; thence with the common line between said Lots 353 and 354, N 80 degrees 22 minutes 02 seconds E 14.90 feet to a point; said point being on an arc with a radius of 241 feet and being concave to the east; thence southerly along said arc, curving to the left, 50.33 feet to a point in the common line between said Lots 354 and 355; thence with the common line between said Lots 354 and 355; S 80 degrees 22 minutes 02 seconds W 10.02 feet to the point of beginning.

Being part of the property conveyed to Modena O. Keith, by deed from R. E. Worrall, of record in Book 3434, Page 81, Register's Office for Davidson County, Tennessee. The said Modena O. Keith having since died and by Will of record in Will Book 135, Page 704, Probate Court, Davidson County, Tennessee, property was devised to Miss Cora Lee Keith.

unimproved ( )
This is improved (X) property, known as 916-28th Avenue North (House Number) (Street)
Nashville, Tennessee (City or Town) 37208 (Zip Code)
(P. O. Address)

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 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 forever defend the title to the said land to the said GRANTEES, their heirs and assigns against the lawful claims of all persons, whomsoever.

Whenever 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 28th day of OCTOBER, 1988.

Cora Lee Keith

STATE OF TENNESSEE
COUNTY OF Franklin

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Personally appeared before me, _____, a Notary Public in and for said County and State, the within named Cora Lee Keith

the bargainor, _____, 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 Winchester, Tennessee, this 28th day of October, 1988.

My commission expires 12-4-90 Notary Public Thomas C. Davis

STATE OF TENNESSEE
COUNTY OF _____

Before me, _____, a Notary Public of the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged _____ to be the _____ and _____ respectively of _____, the within named bargainor, a corporation, and that _____ as such _____ and _____, executed the foregoing instrument for the purpose therein contained by signing the name of the corporation by the said _____ as _____ and attesting the same by the said _____ as _____.

Witness my hand and seal, at office in _____, this _____ day of _____, 19____.

_____ Notary Public

Commission expires _____

STATE OF TENNESSEE
COUNTY OF Franklin

The actual consideration for this transfer or value of property (whichever is greater) is $ 4,500.00 This is equal to or greater than the property would bring at a fair and voluntary sale.

Cora Lee Keith

Sworn to and subscribed before me this 28th day of October, 1988

My commission expires 12-4-90 Notary Public Thomas C. Davis

This instrument was prepared by:

Attorney Roscoe J. Hamby 2022-Jefferson Street, Nashville, TN.
Name Address

RUSH

8.12 4 8.

IDENTIFICATION REFERENCE

FILED 3:57 PM '88 Oct 31
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

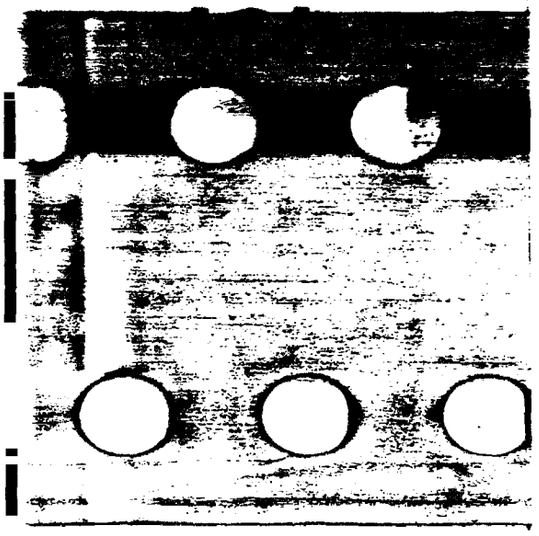
2764 10/31 0101 01CASH 21.25

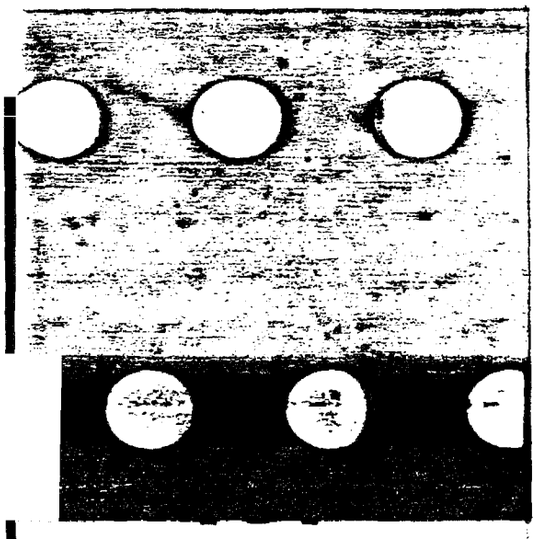
WARRANTY DEED

FROM Cora Lee Keith

TO James R. Miller

Ticor Title Insurance Company
Public Square Building
344 4th Avenue North
NASHVILLE, TENNESSEE 37219





OFFICIAL RECEIPT

FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TAX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TAX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL

CAMT	4500.00
CON TX	14.85
PRFEE	0.50
WDEED	6.00
~~TAX~~	~~21.35~~
CASH	21.35

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

10/31/88 01 15:59 0001 2764

81248

IDENTIFICATION REFERENCE

Oct 31 3 07 PM '88

FELIX Z. WILSON II REGISTER DAVIDSON COUNTY, TN

No. 149483