THIS INSTRUMENT PREPARED BY:
HEISKELL, DONELSON, BEARMAN,
ADAMS, WILLIAMS & KIRSCH
Attorneys at Law
Suite 600, 511 Union Street
Nashville, Tennessee 37219

FROM: Freya B. Miller ("GRANTOR")

TO: Dorothy J. McIlhenny ("GRANTEE")

ADDRESS NEW OWNER:
Ms. Dorothy J. McIlhenny
176 Charleston Park
Nashville, Tennessee 37205

SEND TAX BILLS:

SAME

MAP AND PARCEL NUMBER:
116-8G-176

0571 07/15 0101 03CHECK 947.50

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00) cash in hand paid by GRANTEE, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, I, Freya B. Miller, an unmarried person, have bargained and sold, and by these presents do transfer and convey unto Dorothy J. McIlhenny, her heirs and assigns, all of my interest in and to a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

> Land in Davidson County, Tennessee, being Unit No. 176 as shown on the Revised Plan of Sugartree, Phase 3, as of record in Book 5050, pages 67-71, as amended in Book 5169, page 426, Book 5191, page 412, Book 5222, page 468, and in Book 5233, page 93, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate legal description.
>
> Being the same property conveyed to Freya B. Miller by deed from Robert H. Tosh and wife, Audrey S. Tosh, of record in Book 7381, page 260, Register's Office for Davidson County, Tennessee.
>
> This conveyance is made subject to the Declaration of Covenants, Conditions and Restrictions for Planned Unit Development of Sugartree, Phase III, of record in Book 4874, page 462, Book 4857, page 157, amended in Book 4911, page 356, further amended in Book 4996, page 126 and Book 5003, page 688, and instrument of record in Book 5087, page 220, as amended in Book 5152, page 401, Book 5514, page 138 and in Book 5691, page 61 of said Register's Office for Davidson County, Tennessee.

This is improved property known as 176 Charleston Park, Nashville, Tennessee 37205.

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, her heirs and assigns, forever.

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, her heirs and assigns, forever.

And GRANTOR does covenant with the said GRANTEE that she is lawfully seized and possessed of said land in fee simple; has a good right to convey it, and the same is unencumbered, except as set forth hereinabove and except for 1990 real property taxes, which have been prorated between the parties and which shall be paid by GRANTEE before delinquent.

And GRANTOR does further covenant and bind herself, her heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, her heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS my hand this 16th day of July, 1990.

Freya B. Miller

Freya B. Miller

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Ruth Anne Carruthers, a Notary Public in and for said County and State, the within named, Freya B. Miller, an unmarried person, the within named bargainor, with whom I am personally acquainted, or who 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 Nashville, Tennessee, this 16th day of July, 1990.

Ruth Anne Carruthers
NOTARY PUBLIC

My Commission Expires: 3-11-91

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $285,000.00.

Timothy J. McAlhaney
AFFIANT
by Lisa R. Dearborn, ATIF

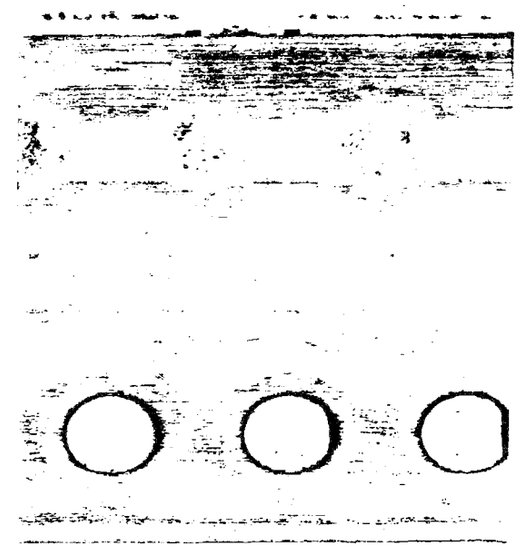
Subscribed and sworn to before me, this 16th day of July, 1990.

Ruth Anne Carruthers
NOTARY PUBLIC

My Commission Expires: 3-11-91

JUL 16 3 28 PM '90

4178



OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 8154 PAGE 75

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 285000.00
CON TX 940.50
PRFEE 1.00
WDEED 6.00
~~TOTAL 947.50~~
~~CHECK 947.50~~

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

07/16/90 01 15:30 0001 0571

41876

IDENTIFICATION

JUL 16 3 29 PM '90

No. 337407