File Box 36 6 Can File 9913

WARRANTY DEED

THIS INSTRUMENT PREPARED BY

George E. Mudter, Jr., Atty. BOOK 8349 PAGE 28
4301 Hillsboro Road, Suite 220
Nashville, Tennessee 37215

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
FRANKLIN D. MILLER (NAME)	Sovran Mortgage Corp. (NAME)	Map 142-16-B
416 Arlington Place (STREET ADDRESS OR ROUTE NUMBER)	P.O. Box 26388 (STREET ADDRESS)	Parcel 29
Nashville, Tennessee 37221 (CITY) (STATE) (P. O. ZIP)	Richmond, VA. 23260-6388 (CITY) (STATE) (ZIP)	F. B. 9D80716

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, THE ZEITLIN GROUP, a Joint Venture composed of Martin Construction Company, a Tennessee corporation and Jeffrey Construction Company, a Tennessee corporation HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO FRANKLIN D. MILLER AND WIFE, KELLI S. MILLER

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

Land in Davidson County, Tennessee, being Lot No. 29 on the Plan of Arlington Green, Phase I, of record in Plat Book 6900, page 399, as amended in Book 7517, page 281, Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete description of said lot.

Being the same property conveyed to The Zeitlin Group, a Joint Venture composed of Martin Construction Company, a Tennessee corporation and Jeffrey Construction Company, a Tennessee corporation, by Special Warranty Deed from Sovran Bank/Central South, a Tennessee banking corporation, of record in Book 8239, page 495, said Register's Office.

This conveyance is made subject to: (1) 1991 Taxes, which have been prorated and assumed by the Grantees; (2) Declarations of Covenants, Conditions, Restrictions and By-Laws of record in Book 8120, page 402, amended in Book 8120, page 485, Book 8180, page 230, Book 8181, page 62, and in Book 8180, page 232; and (3) All matters appearing on the Plan of record in Plat Book 6900, page 399, amended in Book 7517, page 281, said Register's Office.

13229

IDENTIF. TREFERENCE

MAY 9 1 55 PM '91

FELIX Z. [illegible]
DAVIDSON COUNTY TN.

unimproved ( )
This is improved (XX) property, known as 416 Arlington Place, Nashville, Tennessee 37221

TO HAVE AND TO HOLD the said tract or parcel of land, with the apurtenances, estate, title and interest thereto belonging to the said GRANTEES, their successors, 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, successors, assigns and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their successors, 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.

In witness whereof, the GRANTORS have hereunto set their hands (if a corporation, has caused its name to be signed hereto by its duly authorized officer) on this 8th day of May, 1991

THE ZEITLIN GROUP
By: JEFFREY CONSTRUCTION COMPANY

BY: [signature]
Jeffrey A. Zeitlin, President

STATE OF TENNESSEE

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COUNTY OF _____

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, _____

with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained.

Witness my hand at office, this _____ day of _____, 19 _____.

My commission expires _____ Notary Public _____

STATE OF Tennessee

COUNTY OF Davidson County

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Jeffrey A. Zeitlin

with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the President of Jeffrey Construction Company the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand at Office, this 8th day of May, 19 91

My commission expires 3/27/93 Notary Public Carol R. Rueii

STATE OF TENNESSEE)
COUNTY OF Davidson County)

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 210,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th DAY OF May, 19 91

MY COMMISSION EXPIRES: 3/27/93 (AFFIX SEAL)

Carol R. Rueii
Notary Public

WARRANTY DEED

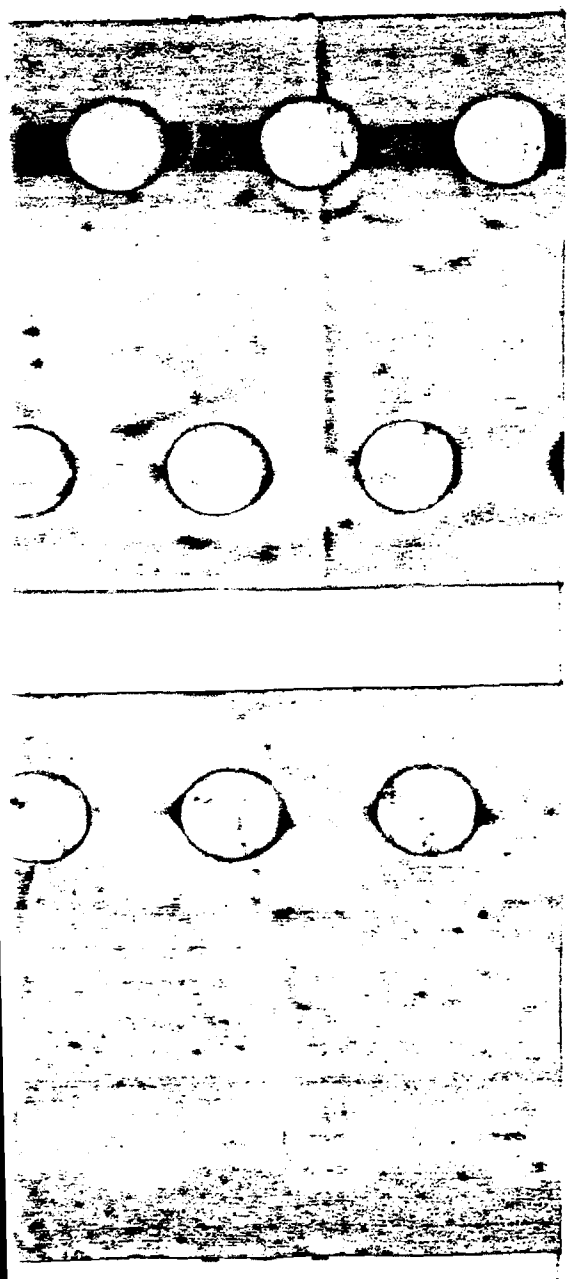
FROM THE ZEITLIN GROUP

TO FRANKLIN D. MILLER AND WIFE, ~~KELLI S. MILLER~~

700.00 0781 05/09 0101 03CHECK

PLEASE RETURN TO:

First Title & Escrow Company, Inc.
Suite 11C The Paddock
229 Ward Circle
P.O. Box 926
BRENTWOOD, TENNESSEE 37024-0926



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 210000.00
CON TX 693.00
PRFEE 1.00
MDEED 6.00
TOTAL 700.00
CHECK 700.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

05/09/91 01 13:55 0001 0781

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN

MAY 9 1 55 PM '91

IDENTIF. TREFERENCE

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No. 420406