This instrument was prepared by:
American Escrow Company
P. O. Box 1733, Hendersonville, TN 37077
Please return to same.

BOOK 8605 PAGE 70

WARRANTY DEED

Address New Owner:	Send Tax Bills to:	Map-Parcel Nos.
Paul B. Milam	New Owner	95-4-86
3214 Toddway Court		3DZ 11980
Nashville, TN 37214		

STATE OF TENNESSEE
COUNTY OF SUMNER

The actual consideration or value, whichever is greater, for this transfer is $54,863.44.

Paul B. Milam
Affiant

Subscribed and sworn to before me, this the 15th day of April, 1992.

W.K. [illegible] JR.
Notary Public

My Commission Expires: 11/19/94

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, I,

TRACEY L. FORTNER, unmarried,

hereinafter called the Grantors, have bargained and sold and by these presents do transfer and convey unto

PAUL B. MILAM and wife, SARAH P. MILAM,

hereinafter called the Grantees, their heirs, successors and assigns, a certain tract or parcel of land in DAVIDSON County, Tennessee, described as follows; TO WIT:

LAND in Davidson County, Tennessee, being Lot No. 113 on the Map of Eva-Mor Heights, as of record in Book 1424, Page 149, Register's Office for Davidson County, Tennessee.

SAID Lot No. 113 fronts 75 feet on the east side of McGavock Pike and runs back between lines 189.19 feet on the north line and 189.18 feet on the south line to a dead line in the rear on which it measures 75.74 feet.

BEING the same property conveyed to Tracey L. Fortner from Rita Perry Morgan and husband, Joe Miller Morgan of record in Book 7414, Page 367, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to all restrictions and easements of record.

THIS is improved property located at:
217 McGavock Pike, Nashville, TN 37214.

Below line for Register's use

0 3 0 3 0

IDENTIFICATION REFERENCE

APR 20 1 54 PM '92

DAVIDSON COUNTY, TN

2008 04/20 0101 03CHECK 210.13

AS part of the consideration for this conveyance is the Grantees assumption of the Deed of Trust of record in Book 7953, Page 683, Register's Office for Davidson County, Tennessee, and note of even date thereby secured in the original principal amount of $45,620.00, now payable to NationsBanc Mortgage Corporation of Virginia, the unpaid balance of which indebtedness the Grantees do hereby agree to assume and to pay in accordance with the terms and conditions of said Note and Deed of Trust.

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 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, successors 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 my hand and seal, this the 15th day of April, 1992.

Tracey L. Fortner, unmarried

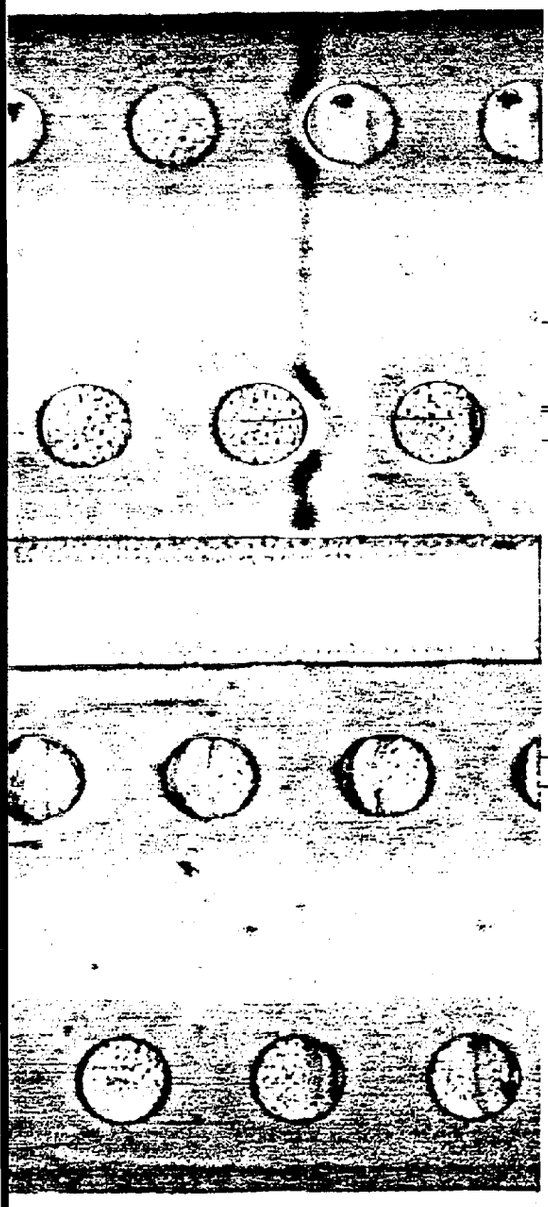
STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named, Tracey L. Fortner, unmarried, the bargainor, with whom I am personally acquainted, or who proved to me based upon satisfactory evidence to be the person, who executed the within instrument and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Hendersonville, Tennessee, this the 15th day of April, 1992.

W. K. Georgas, Jr., Notary Public

My Commission Expires: 11/19/94



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

RECEIVED OF _____

FOR _____

BOOK 8605 PAGE 72

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

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 54863.44
CON TX 203.13
PRFEE 1.00
WDEED 6.00
TOTAL 210.13
CHECK 210.13

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

04/20/92 01 13:53 0001 2008

0.30.30

IDENTIFICATION REFERENCE

APR 20 1 54 PM '92

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 522846