PREPARED BY (AND RETURN TO):
WILKINS & IVEY, Attorneys
2405 Crestmoor Road; P.O. Box 150157
Nashville, Tennessee 37215-0157
Ph. (615) 298-3312 - Fax. 292-8746

W & I Ref: (KD) (Title No: 31898)
Dav. Co. File: Box 8

PERCY WILKINS, JR. NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

State of Tennessee
County of Davidson
The actual consideration or value, whichever is greater, for this transfer is: $ 155000.00

J. Kyle Maxfield
Affiant

Sworn and subscribed before me this 18th day of May, 1992.

Notary Public

My Comm. Expires: 9/26/92

ADDRESS NEW OWNER:
J. Kyle Maxfield
2014 Galbraith Drive
Nashville, Tennessee 37215

RESPONSIBLE FOR PAYMENT OF TAXES:
Troy & Nichols, Inc.
392 Harding Place, Suite 200
Nashville, Tennessee 37211

MAP-PARCEL NUMBERS
131-02-120

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Steven H. Bard, a single person,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **J. Kyle Maxfield and Jill Danae Miller, as joint tenants with rights of survivorship,** hereinafter called the **Grantee**, Grantee's heirs 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. 17, Block 1, on the Plan of Overton Hills, as of record in Book 843, Page 66.

SAID Lot No. 17 fronts 100 feet on the northerly side of Galbraith Drive and extends back between lines, 277.5 feet on the easterly and 277 feet on the westerly line to a dead line in the rear on which it measures 100 feet.

BEING the same property conveyed to Steven H. Bard by deed from Elsie A. Jackson, a single person, of record in Book 8078, Page 164, Register's Office for Davidson County, Tennessee.

Description Reference: The description is the same as that used in the last deed prior to this transaction..

11879 IDENTIF. REFERENCE MAY 20 1 39 PM '92 FELICIA ELSON REGISTER DAVIDSON COUNTY TN.

3543 05/20 0101 03CHECK 380.50

This is improved property, known as: 2014 Galbraith Drive, Nashville, Tennessee 37215

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 18th day of May, 1992.

Steven H. Bard

Steven H. Bard

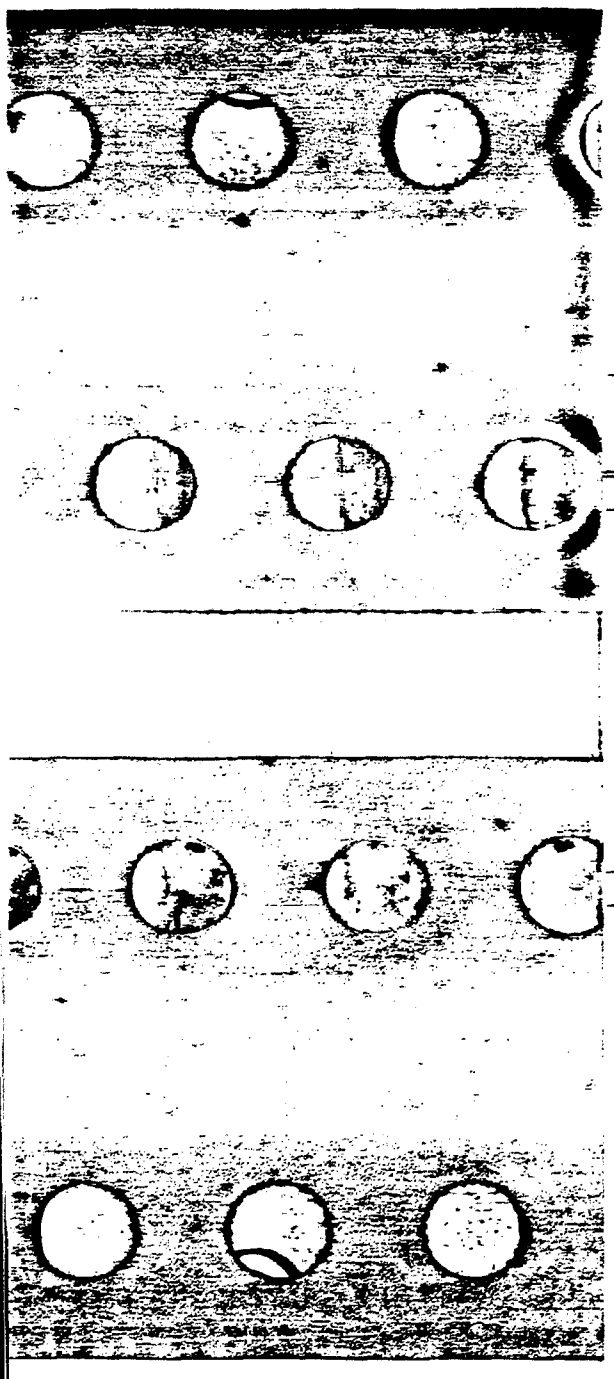
State of Tennessee
County of Davidson

On this 18th day of May, 1992, before me the undersigned authority, personally appeared Steven H. Bard, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

PERCY WILKINS, JR. NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Commission Expires: 9/26/92

Notary Public



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 8630 PAGE 290

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
155000.00
CON TX 573.50
PRFEE 1.00
WDEED 6.00
TOTAL 580.50
CHECK 580.50

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

05/20/92 01 13:39 0001 8543

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN

MAY 20 1 39 PM '92

IDENTIF. TREFERENCE

II 8 7 9

No. 532721