FORM No. WD-1

BOOK 9093 PAGE 292

STEVEN G. WATERS NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Commission Expires Nov. 20, 1996

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 104,500.00

Francis W. Milling
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th DAY OF September 19 93

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
STEVEN G. WATERS - 3401 WEST END AVE., SUITE 670 - NASHVILLE, TN 37203

NAME		ADDRESS
ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
Francis W. Milling (NAME)	Temple-Inland Mortgage (NAME)	117-12-0 040.00
1321 Clifton Lane (STREET ADDRESS OR ROUTE NUMBER)	301 Congress Avenue, P.O. Box 40 (STREET ADDRESS)	16DA 06085
Nashville, TN 37215 (CITY) (STATE) (P.O. ZIP)	Austin, Texas 78767 (CITY) (STATE) (ZIP)	

FOR AND 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, WE, Linda G. Schauer, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Francis W. Milling and wife, Irma K. Milling

HEREINAFTER CALLED THE GRANTEES, THEIR 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. 31 and part of Lot No. 30 on the Plan of Hawthorne Subdivision, of record in Book 1424, page 22, Register's Office for said County.

SAID Lot No. 31 and part of Lot No. 30 fronts 70 feet on the southerly side of Clifton Avenue and runs back 181 feet on the easterly line and 175 feet, more or less on the westerly line, to a line in the rear which measures 78.9 feet.

Being the same property conveyed to Linda Schauer, unmarried by deed from Ronald Don O'Donniley and wife, Karen J. O'Donniley of record in Book 8691, page 775, Register's Office, Davidson County, Tennessee.

Subject to any and all existing easements and restrictions of record.

Linda Schauer and Linda G. Schauer being one and the same person.

Joyce Shepard executed this instrument on behalf of Linda G. Schauer pursuant to a Power of Attorney which is being placed of record currently herewith.

67268
IDENTIF. & REFERENCE

93 SEP 28 AM 8:20
FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN.

unimproved ( ) property, known as 1321 Clifton Lane, Nashville, TN 37215
This is improved (xx) (House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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. 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.

Witness my hand this 24th day of September, 19 93

Linda G. Schauer
Linda G. Schauer

Joyce Shepard, attorney in fact
by Joyce Shepard her Attorney in Fact

STATE OF TENNESSEE
COUNTY OF

BOOK 9033 PAGE 293

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

_____

_____

the bargainor _____, with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained. Witness my hand and official seal at _____, Tennessee, this _____ day of _____ 19_____

Commission expires _____

_____
Notary Public

_____

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon (his oath / their several oaths) acknowledged (himself / themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that (he) / (they) as such _____ _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____

Witness my hand and official seal at office at _____ on this the _____ day of _____ 19_____

My commission expires _____

_____
Notary Public

0101 09/28 0101 03CHECK 395.65

WARRANTY DEED

FROM
Linda G. Schauer, unmarried

TO
Francis W. Milling and wife, Irma K. Milling

RETURN TO:
Hallmark Title Company
3401 West End Ave., Suite 670
Nashville, TN 37203

STEVEN G. WATERS
Attorney at Law

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Joyce Shepard with whom I am personally acquainted and who acknowledged that she executed the within instrument on behalf of Linda G. Schauer as her Attorney in Fact as the free act and deed of the within named Linda G. Schauer.

Witness my hand and official seal at Nashville, Tennessee this 24th day of September, 1993.

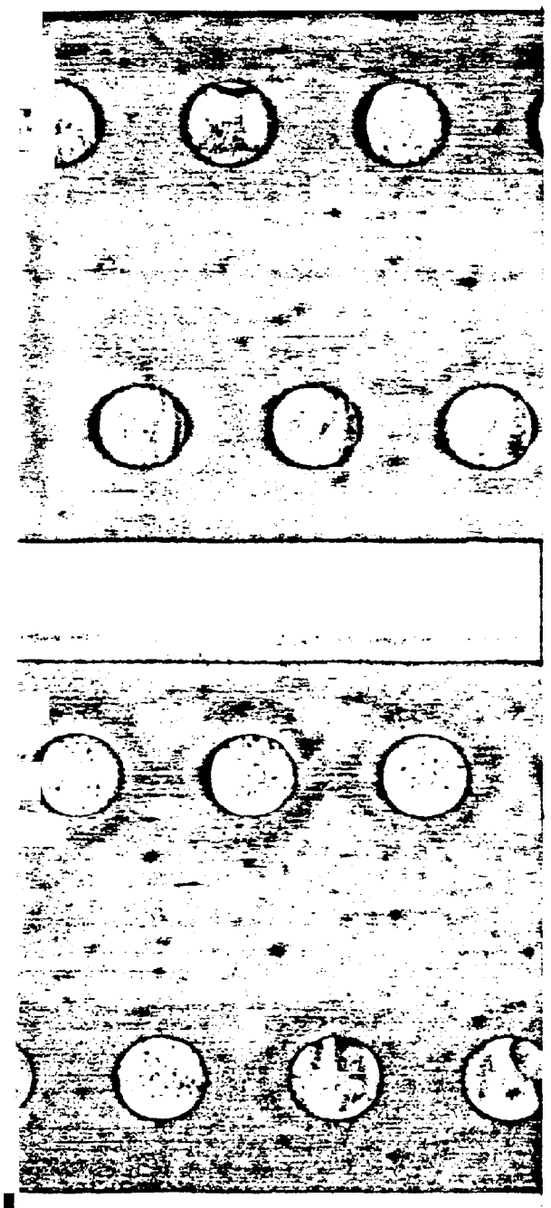
My Commission Expires:

_____

STEVEN G. WATERS NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

_____
Notary Public

My Commission Expires Nov. 20, 1996



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 9033 PAGE 294

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	104500.00
			CON TX	386.65
			PRFEE	1.00
			WDEED	8.00
			TOTAL	395.65
			CHECK	395.65
09/28/93	01	08:23	0001	0101

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

67268
IDENTIF. # REFERENCE

93 SEP 28 AM 8:20
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 702468