Box 37
LL

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Address New Owner:	Map-Parcel Numbers:	Send Tax Bills To:
Music City Money, Inc. 5513 Charlotte Avenue Nashville, Tennessee 37209 Atten: Richard Chambers	133-2-238	Same Address as New Owner
This instrument prepared by: Boult, Cummings, Conners & Berry (DAR) 414 Union Street, Suite 1600, P.O. Box 198062. Nashville, TN 37219		

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN and NO/100 DOLLARS ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, ROBERT L. MILLER (the "Grantor"), has bargained and sold, and by these presents does transfer and convey to MUSIC CITY MONEY, INC., a Tennessee corporation (the "Grantee"), Grantee's successors and assigns, certain land in Davidson County, State of Tennessee, being more particularly described in Exhibit A, which is attached hereto and incorporated herein by this reference (the "Property").

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to the following:

1. Real estate taxes for the year 1994, which have been prorated between the parties.

2. Deed of Trust of record in Book 8513, page 36, Register's Office for Davidson County, Tennessee.

3. Title to that portion of the premises embraced within the bounds of any streets, roads, or highways.

This is improved property, known as 3415 Nolensville Pike, Nashville, Davidson County, Tennessee.

TO HAVE AND TO HOLD the Property with all appurtenances, estate, title, and interest thereto belonging to the Grantee, Grantee's successors and assigns, forever.

Grantor covenants with the Grantee that Grantor is lawfully seized and possessed of the Property in fee simple; that Grantor has a good right to convey the Property, and that the Property is unencumbered except as set forth hereinabove.

94 JUN 30 PM 4:09
DAVIDSON CO. TN.
REGISTER

66661

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $144,204.60.

Affiant

Subscribed and sworn to before me this 30th day of June, 1994.

Notary Public
My Commission Expires: 1-19-97

162594.1 DRUTTER
066380-000 6/30/94

Grantor further covenants and binds himself to warrant and forever defend the title to the Property to the said Grantee, Grantee's successors and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has executed this Deed this 30th day of June, 1994.

Robert L. Miller

Jane Miller, the wife of the Grantor, hereby joins in and executes the deed for the purpose of conveying to Grantee, its successors and assigns, any and all right, title and interest that she may have in the Property, however acquired, including, without limitation, any interest arising by reason of marriage.

Jane Miller

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, M. NORRIS JENKINS, Notary Public, Robert L. Miller, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 30th day of June, 1994.

Notary Public

My Commission Expires: 1-19-97

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, LAURI A. BRADLEY, Notary Public, Jane Miller, with whom I am personally acquainted (or 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, at office, this 30th day of June, 1994.

Laura A. Bradley

Notary Public

My Commission Expires: 11/22/97

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

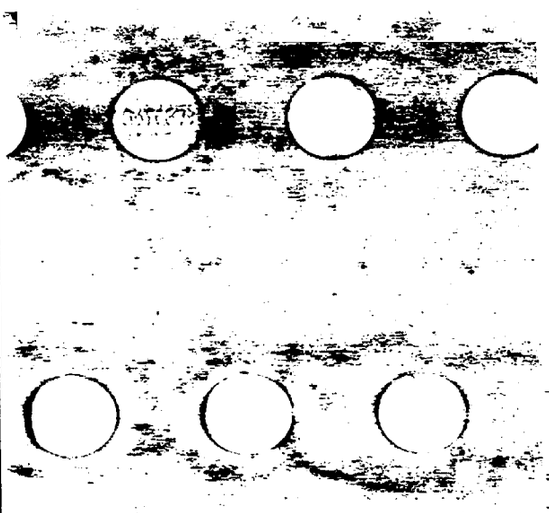
Exhibit A

Land in Davidson County, Tennessee, being Lot No. 10 on the Map of Sunrise Heights, of record in Book 421, page 2, Register's Office for Davidson County, Tennessee.

Said Lot No. 10 fronts 58.9 feet on the westerly side of Nolensville Road or Pike and runs back between parallel lines along the northerly margin of Raymond Street 150 feet to any alley.

Being the same property conveyed to Robert L. Miller by deed from Wm. O. Harrison and, wife, Rachel M. Harrison of record in Book 8513, page 32, Register's Office for Davidson County, Tennessee.

2217 06/30 0101 03CHECK 546.54



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

RECEIVED OF _____

FOR _____

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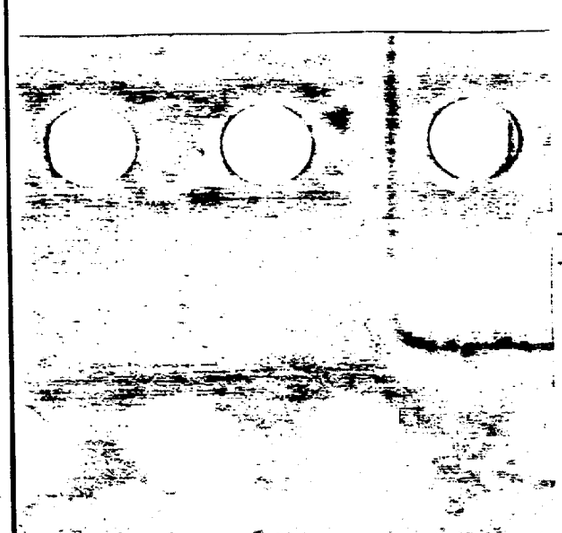
CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT	
	144204.60
CON TX	533.54
PRFEE	1.00
WDEED	12.00
TOTAL	546.54
CHECK	546.54

06/30/94 01 16:10 0001 2217

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



66651
IDENTIFICATION REFERENCE

94 JUN 30 PM 4:09
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 808881