This Instrument Prepared By:

Thomas I. Bottorff, Attorney
5110 Maryland Way, Suite 200
Brentwood, TN 37027

BK 9529 PG 668

WARRANTY DEED

ADDRESS NEW OWNER:
Jodi Lynn Miller
4906 Yorktown Road
Nashville, TN 37211

SEND TAX BILL:
To Mortgagee

MORTGAGEE:
AmSouth Mortgage Company

MAP AND PARCEL:
MAP 148-13
GROUP
PARCEL 104

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, Helen L. Kruse, unmarried, hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto Jodi Lynn Miller, unmarried, hereinafter called the Grantee, her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Being Lot No. 276 on the Plan of Fairlane Park, Section 3, of record in Book 2331, pages 145 and 146, Register's Office, Davidson County, Tennessee.

Being the same property conveyed to Marvin D. Kruse and wife, Helen L. Kruse, by deed from Clayton B. Gilbert and wife, Jill Kimberly Ann Gilbert, of record in Book 9046, page 504, Register's Office, Davidson County, Tennessee; further being the same property conveyed to Helen L. Kruse by quitclaim deed from Marvin D. Kruse being recorded simultaneously herewith.

This is improved property known as 4906 Yorktown Road, Nashville, TN 37211.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This conveyance is further made subject to real property taxes for 1995 and subsequent years.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Jodi Lynn Miller, her heirs and assigns, forever; and I, Helen L. Kruse, do covenant with the said Grantee that I am 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 I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, her heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this the 23rd day of November, 1994.

Helen L. Kruse

11985
IDENTIFICATION REFERENCE

94 NOV 28 PM 12:53
REGISTER
DAVIDSON COUNTY, TN.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Helen L. Kruse, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within Warranty Deed for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee, this the 23rd day of November, 1994.

M L Hickerson
NOTARY PUBLIC

My Commission Expires: 9-28-97

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $ 68,000.00

AFFIANT

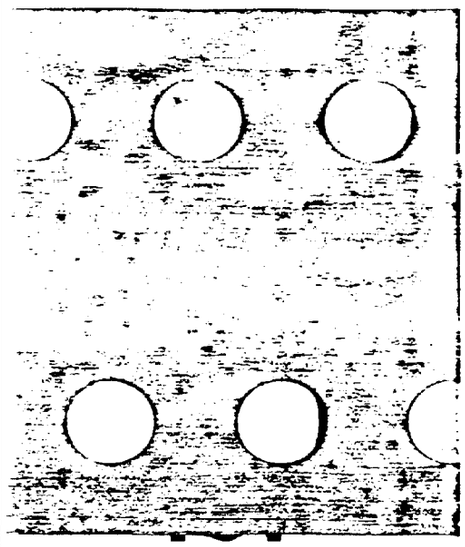
Subscribed and sworn to before me this 23rd day of November, 1994.

M L Hickerson
NOTARY PUBLIC

My Commission Expires: 9-28-97

7298 11/28 0101 03CHECK 260.60





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 9529 PG 670

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 68000.00
				CON TX 251.60
				PRFEE 1.00
				WDEED 8.00
				TOTAL 260.60
				CHECK 260.60
			11/28/94 01	12:53 0001 7298

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

IDENTIF. # REFERENCE 11985

94 NOV 28 P1 12:

REGISTER
DAVIDSON COUNTY, TN

No. 857340