34407 Box 58

IDENTIF. & REFERENCE

PREPARED BY (AND RETURN TO):

WILKINS & IVEY
Attorneys At Law
2405 Crestmoor Road; P.O. Box 150157
Nashville, Tennessee 37215-0157
Ph. (615) 298-3312 - Fax. 292-8746

95 FEB 15 PM 2:51

FILED & RECORDED REGISTER
DAVIDSON COUNTY, TN.

W & I Ref: (cmw) Title No: 36138
Dav. Co. File: Box 8

BOOK 9595 PG 970

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
James W. Ward, Jr. Susanne J. Ward 215 Hillwood Drive Nashville, TN 37205	

TAX MAP-PARCEL NUMBERS: 130-14-075 08DZ 51580

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 **Mark A. Miller, and spouse, Lisa Miller,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **James W. Ward, Jr. and spouse, Susanne J. Ward,** 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. 3 and the easterly 30 feet of Lot No. 4, Block "E" on the plan of Hillwood Estates, Blocks "A", "B", "C", "D" & "E" of record in Book 1835, pages 59 and 60, said Register's Office.

SAID Lot No. 3 and part of Lot No. 4, Block "E" front 170 feet on the southwesterly margin of Hillwood Drive and extend back 216.3 feet on the southeasterly line and 209 feet on the northwesterly line to a dead line in the rear, measuring 165 feet thereon.

BEING the same property conveyed to Mark A. Miller, unmarried, by deed from Luther C. Sumner, unmarried, of record in Book 7868, page 474, said Register's Office.

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

SUBJECT to all matters as shown on the herein referenced Plan of record in said Register's Office.

Lisa Miller, the spouse of Mark A. Miller, joins in this conveyance solely to convey any marital interest she may have in subject property.

This is improved property, known as: 215 Hillwood Drive, Nashville, TN 37205

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 15th day of February, 1995.

Mark A. Miller **Lisa Miller**

State of Tennessee
County of Davidson

On this 15th day of February, 1995, before me the undersigned authority, personally appeared **Mark A. Miller and Lisa Miller**, 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 DAVIDSON COUNTY, TENN. EXP. 7/27/98

My Commission Expires: _____ Notary Public

State of Tennessee
County of Davidson

A F F I D A V I T

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 565000.00

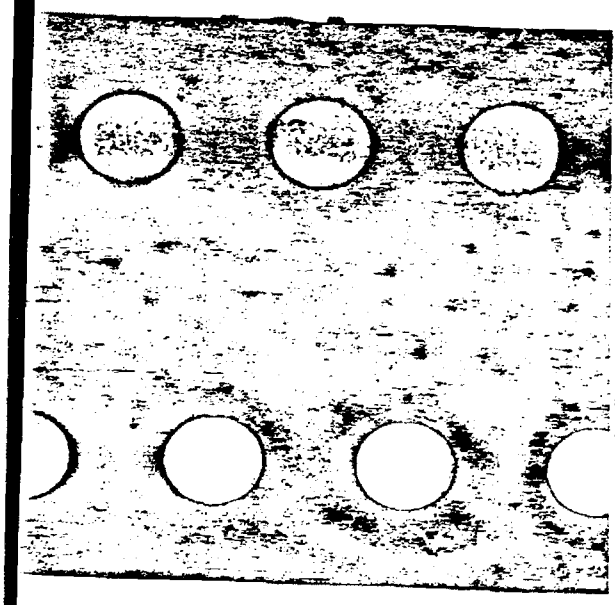
Affiant

Sworn and subscribed before me on the 15th day of February, 1995.

Notary Public

My Commission Expires: 3/23/96

2023 02/15 0101 03CHECK 20099.50



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

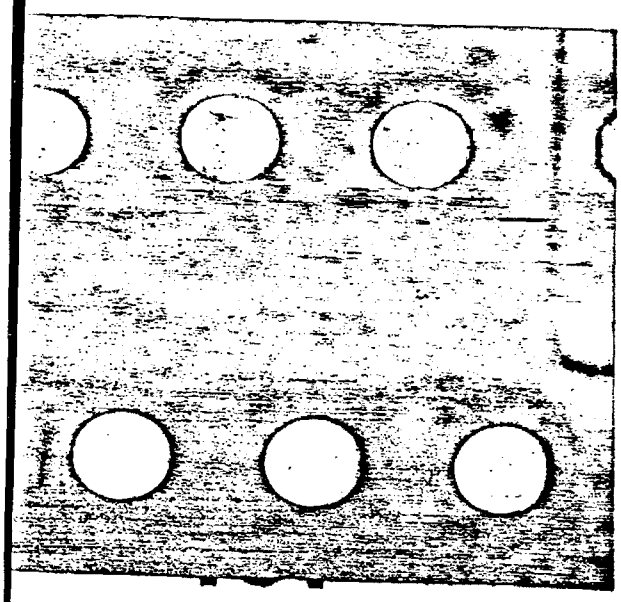
BOOK 9595 PG 972

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
565000.00
CDN TX 2090.50
PRFEE 1.00
WDEED 8.00
TOTAL 2099.50
CHECK 2099.50

02/15/95 01 02:50 0001 2023



RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

34407
IDENTIF. & REFERENCE

95 FEB 15 PM 2:51
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 881731