Prepared by:
Milton W. Smith, Jr.
4301 Hillsboro Rd., Suite 220
Nashville, Tennessee 37215

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Timothy L. Minnifee and Charlene M. Miller	(Same)	Map 71-15
NAME:	NAME:	
1206 Meridian Street		Parcel 381
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tennessee 37207		
(CITY) (P.O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

BOOK 9644 PG 216

FOR AND IN CONSIDERATION of the sum of Ten and 00/100---------
------($10.00)------ *Dollars,*

Cash in hand paid by the Grantees, hereinafter named, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged,

D. Wayne Vantrease, hereinafter called Grantor,

have this day bargained and sold, and do hereby transfer and convey unto the said Timothy L. Minnifee and Charlene M. Miller, as joint tenants with the express right of survivorship,

hereinafter called Grantees, their (successors), *heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:*

Being Lot No. 145 on the Plan of Benedict Land's Company's Subdivision of the Lindsley Tract as of record in Book 332, page 40, Register's Office for said County, to which plan reference is made for a more complete description of said lot.

Being the same property conveyed to Grantor by deeds from First Financial Title Agency of Tennessee, Inc., of record in Book 8882, page 667, said Register's Office.

This property is residential rental property and has never been used by Grantor as a place of residence.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 52,900.00

Subscribed and sworn to before me, this the 10th day of April, 1995

Affiant: Timothy L Minnifee

My commission expires November 28, 1998
(Affix Seal)

Notary Public

unimproved ( )
This is improved (X) property, known as 1206 Meridian Street, Nashville, Tennessee 37207
(House Number) (Street) (PO Address) (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said Grantees, their (successors), *heirs and assigns forever.* I *covenant that* I am *lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered*

I *further covenant and bind* myself, my *heirs and representatives, to warrant and forever defend the title to said real estate to said* Grantees, their *(successors), heirs and assigns, against the lawful claims of all persons*

Witness my *hand this* 10th *day of* April *19* 95 *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

D. Wayne Vantrease

D. Wayne Vantrease

BOOK 9644 PG 217

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me the undersigned *a Notary Public in and for said County and State* D. Wayne Vantrease

the within named bargainor with whom I am personally acquainted, and who acknowledged that he *executed the within instrument for the purpose therein contained.*

Witness my hand and official seal at Nashville, Tennessee
this 10th *day of* April 95

Notary Public

Commission expires 11-28 98

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me *a Notary Public of the State and County aforesaid, personally appeared* *with whom I am personally acquainted, and who, upon oath, acknowledged* *self to be* *of the* *the within named bargainor, a corporation, and that* *he as such* *being authorized so to do, executed the foregoing instrument for the purpose therein contained by signing the name of the corporation by* *self as*

Witness my hand and seal, at office in
this *day of* *19*

Notary Public

Commission expires

51072

IDENTIFICATION REFERENCE

95 APR 13 AM 9:32

REGISTER'S OFFICE
DAVIDSON COUNTY, TN.

WARRANTY DEED

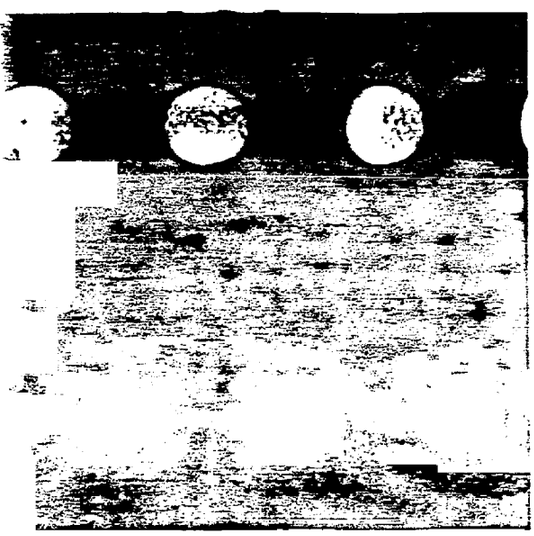
FROM
D. Wayne Vantrease

TO
Timothy L. Minnifee and
Charlene M. Miller

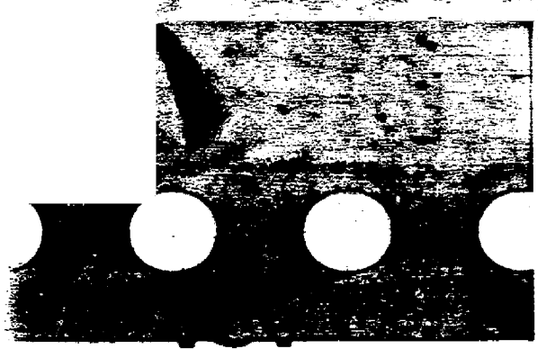
0344 04/13 0101 03CHECK 204.73

Mail To:

Colonial Title Company
220
Suite 440, Continental Plaza
4301 HILLSBORO ROAD
NASHVILLE, TENNESSEE 37215







OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 9644 PG 218

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 52900.00
CON TX 195.73
PRFEE 1.00
WDEED 8.00
TOTAL 204.73
CHECK 204.73

04/13/95 01 09:32 0001 0344

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

51072
IDENTIF. # REFERENCE

95 APR 13 AM 9:32

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 899832