52123

SCB

This Instrument Prepared By:
Stokes & Bartholomew, P.A.
3310 West End Avenue, 4th Floor
Nashville TN 37203
Return to Box 50-B

IDENTIFICATION REFERENCE

95 APR 17 PM 2:40

ADDRESS NEW OWNER:
Linda Sullins
2711 Emery Drive
Nashville, Tennessee 37214

SEND TAX BILL:
To Mortgagee

MORTGAGEE:
Sunbelt National Mortgage
111 Westwood Place, Suite 109
Brentwood, TN 37027

MAP AND PARCEL:
MAP 96-9
GROUP
PARCEL 66

WARRANTY DEED

BOOK 9646 PG 942

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, Monica Miller, hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto Linda Sullins, an unmarried person, 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:

> Land in Davidson County, Tennessee, being Lot No. 14 on the Plans of Meadowview Acres, as shown on plat of record in Plat Book 2133, page 50, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.
>
> Being the same property conveyed to Monica Miller by deed from Joe M. Kirsch, Substitute Trustee, as of record in Book 9571, page 839, Register's Office for Davidson County, Tennessee.
>
> **Barry W. Miller spouse of Monica Miller joins in this conveyance to convey any and all marital interest in subject property.**

This is improved property known as 2711 Emery Drive, Nashville, TN 37214.

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

1. Subject to 1995 property taxes which are not yet due and payable.
2. All matters shown on Plat recorded in Book 2133, page 50, Register's Office for Davidson County, Tennessee.
3. Restrictions as contained in Book 2144, page 517, Register's Office for Davidson County, Tennessee.
4. Sanitary Sewer and/or Storm Drainage Easement(s) as set forth in instrument recorded in Book 4365, page 736 and Book 5055, page 467, Register's Office. for Davidson County, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land, with the

appurtenances, estate, title and interest thereto belonging to the said Linda Sullins, an unmarried person, her heirs and assigns, forever; and I, Monica Miller, 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 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 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.

BOOK 9646 PG 943

Witness our hands this the 13th day of April, 1995.

Monica Miller

Barry W. Miller

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Monica Miller, and husband, Barry W. Miller, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within Warranty Deed for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this the 13th day of April, 1995.

R. L. MOORE
NOTARY PUBLIC
AT
LARGE
DAVIDSON COUNTY, TENN

My Commission Expires: Feb. 20, 1996

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $ 69,500.00.

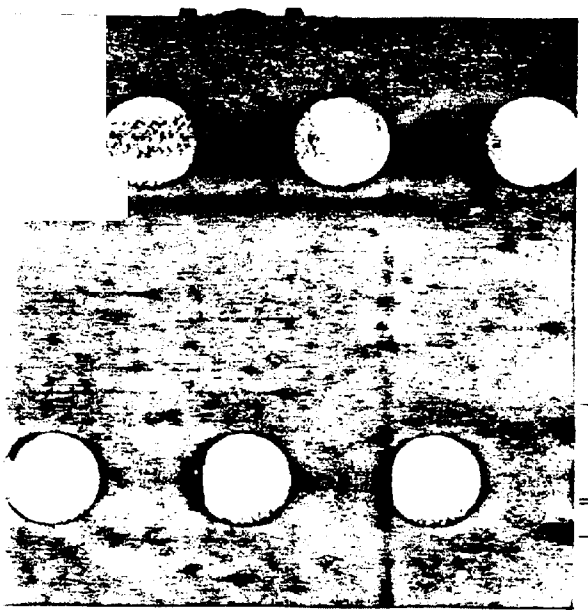
Linda Sullins
AFFIANT

Subscribed and sworn to before me this 13th day of April, 1995.

R. L. MOORE
NOTARY
PUBLIC
AT
LARGE
DAVIDSON COUNTY, TENN

NOTARY PUBLIC
My Commission Expires: March 20, 1996

1456 04/17 0101 03CHECK 266.15



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

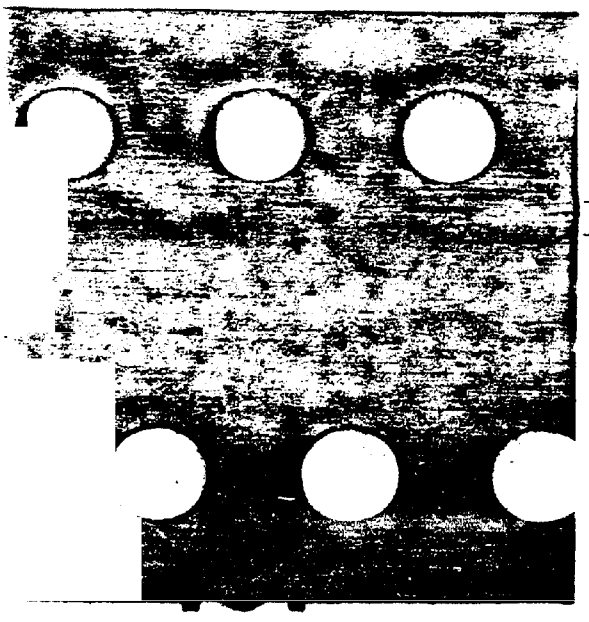
BOOK 9646 PG 944

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 69500.00
CON TX 257.15
PRFEE 1.00
MTEED 8.00
TOTAL 266.15
CHECK 266.15

04/17/95 01 14:40 0001 1456



RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

52123
IDENTIF. & REFERENCE

95 APR 17 PM 2:40

REGISTER
DAVIDSON COUNTY, TN.

No. 900935