0066777

IDENTIF. # REFERENCE

PREPARED BY (AND RETURN TO):
WILKINS & IVEY, Attorneys
2405 Crestmoor Road; P.O. Box 150157
Nashville, Tennessee 37215-0157
Ph. (615) 298-3312 - Fax. 292-8746
W & I Ref: (PWJr/fs) Title No: 36536
Dav. Co. File: Box 8

95 JUN -5 AM 10: 18

FELIX Z. ... II REGISTER
DAVIDSON COUNTY, TN.

BOOK 9690 PG 789

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
John R. Miles 2909 Woodlawn Drive Nashville, Tennessee 37215	NationsBanc Mortgage Corporation P. O. Box 353 Louisville, Kentucky 40201-0353

TAX MAP-PARCEL NUMBERS: 117-02-154, 7DA04495

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 **Roy A. Miles, Jr., and Leroy J. Ellis, III, Co-Executors under the will of Margaret S. Rust,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **John R. Miles,** 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 the westerly part of Lot No. 15 Block 2 on the plan of Stokes Tract, of record in Book 974, page 24, Register's Office for said County.

SAID part of Lot No. 15 fronts 111.5 feet on the easterly margin of Woodlawn Avenue and extends back 268 feet on the northerly line and 312.7 feet on the southerly line to a dead line in the rear, measuring 75 feet thereon.

BEING the same property conveyed to Littell Rust and Margaret S. Rust by deed from Windsor Stone and wife, Margaret D. Stone of record in Book 2800, page 507, said Register's Office. The said Littell Rust and Margaret S. Rust have both since died, with Littell Rust predeceasing Margaret S. Rust. The Will of Margaret S. Rust of record in Will Book 194, page 50, Probate Court Clerk's Office for Davidson County, Tennessee, appointed and authorized Roy A. Miles, Jr. and Leroy J. Ellis, III, as Co-Executors, to sell and convey subject property. Letters Testamentary issued to said Executors are of record in Minute Book 388, page 452, Probate Court Clerk's Office for Davidson County, Tennessee.

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

This conveyance is subject to any and all matters shown on the herein referenced Plan of record in said Register's Office.

This is improved property, known as: 2909 Woodlawn Drive, Nashville, TN 37215

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.

GRANTOR'S WARRANTIES are limited to such warranties as Grantor may make in the capacity as executors and shall not be construed to be personal warranties of Grantor.

WITNESS THE EXECUTION HEREOF on June 1, 1995.

Roy A. Miles, Jr., Co-Executor under the will of Margaret S. Rust

Leroy J. Ellis, III, Co-Executor under the will of Margaret S. Rust

THE AFORESAID GRANTOR, now acting in capacity as Co-Trustees of the Testamentary Trust created in the will of Littell Rust, of record in Will Book 86, Page 297, Probate Court of Davidson County, Tennessee, further hereby **transfers, quitclaims and conveys** unto the named Grantee all right, title and interest, if any, of the said Littell Rust Testamentary Trust, in and to the real property described herein.

WITNESS THE EXECUTION HEREOF on June 1, 1995.

Roy A. Miles, Jr., as Co-Trustee of the Littell Rust Testamentary Trust

Leroy J. Ellis, III, as Co-Trustee of the Littell Rust Testamentary Trust

State of Tennessee
County of Davidson

On June 1, 1995, before me the undersigned authority, personally appeared Roy A. Miles, Jr., and Leroy J. Ellis, III, 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. 7/27/96

Notary Public

My Commission Expires: _____

State of Tennessee
County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 111,000.00

Affiant

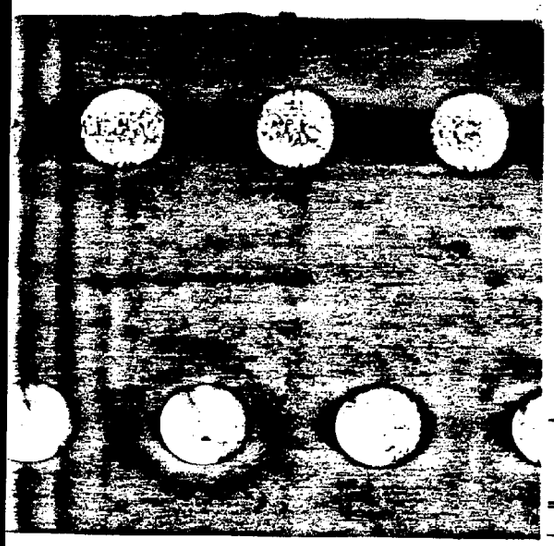
Sworn and subscribed before me June 1, 1995.

PERCY WILKINS JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. EXP. 7/27/96

Notary Public

My Commission Expires: _____

7589 06/05 0101 03CHECK 419.70



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

RECEIVED OF _____

FOR _____

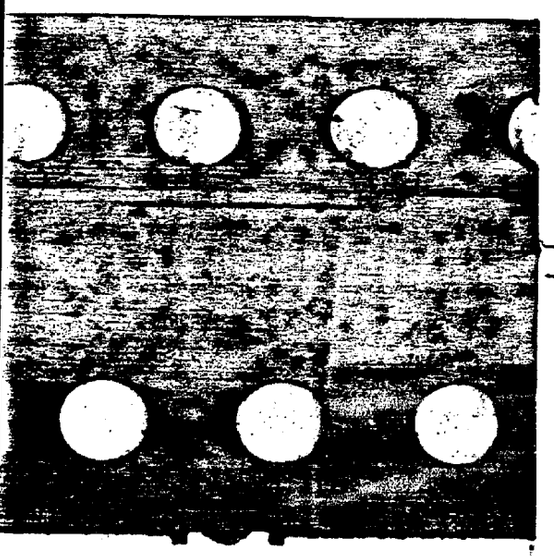
BOOK 9690 PC 791

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

MAMT 111000.00
MOR TX 410.70
PRFEE 1.00
CANCEL

06/05/95 01 10:18 0001 7588



RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

00066777
IDENTIF. ↑ REFERENCE

95 JUN -5 AM 10: 18
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

CAMT 111000.00
CON TX 410.70
PRFEE 1.00
MDEED 8.00
TOTAL 419.70
CHECK 419.70

No. 916884

06/05/95 01 10:18 0001 7589