THIS INSTRUMENT PREPARED BY:

Mitchell A. Watts, Attorney
2400 Crestmoor Road Suite 102
Nashville, Tennessee 37215

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $ 67,900.00

Polly A. Payne
Affiant

Subscribed and sworn to before me, this 29th day of June 1995

Notary Public

My Commission Expires: 11-22-97

Address New Owner:	Send Tax Bills To:	Map & Parcel Nos.
POLLY A. PAYNE 307 S. Seventh Street Nashville, Tennessee 37206	NATIONSBANC MORTGAGE 2059 Northlake Parkway Tucker, Georgia 30084	MAP 82-16 PARCEL 238

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of SIXTY SEVEN THOUSAND NINE HUNDRED AND NO/100---------- ($ 67,900.00) DOLLARS, cash in hand paid by the hereinafter named Grantee___, the receipt of which is hereby acknowledged, I , JOHN LEON MILLER, UNMARRIED

hereinafter called the Grantor___, have bargained and sold, and by these presents do transfer and convey unto POLLY A. PAYNE, 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 the southerly 95.0 feet of Lot No. 61 on the Plan of J.S. Williams' Addition to Edgefield, now East Nashville, as of record in Plan Book 21, page 45, Register's Office for Davidson County, Tennessee.

SAID property fronts 95.0 feet on the easterly margin of Foster Street, now known as South 7th Street, and extends back between parallel lines with the northerly margin of an alley, 50.0 feet to the westerly line of Lot No. 62.

BEING part of the same property conveyed to John Leon Miller, unmarried, by deed from M. Thomas Hatley, III and wife, Jane Bosman Hatley, of record in Book 7769, page 836, Register's Office for Davidson County, Tennessee.

This is improved property known as 307 S. Seventh Street, Nashville, Tennessee 37206

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___, her heirs and assigns, forever.

GRANTOR___ COVENANT s with the said GRANTEE___ that he is lawfully seized and possessed of said land in fee simple, ha s good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated by the parties and assumed by Grantee(s).

2. Matters shown on the Plan of J.S. Williams' Addition to Edgefield of record in Book 21 , page 45 , Register's Office for Davidson County, Tennessee.

GRANTOR___ FURTHER COVENANTs and binds himself, his heirs and representatives to warrant and forever defend the title to the said GRANTEE___, her heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF I have hereunto set my hand___on this the 29th day of June, 19 95.

John Leon Miller

JOHN LEON MILLER

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named JOHN LEON MILLER, UNMARRIED, the bargainor____, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 29th day of June, 19 95.

Notary Public

My Commission Expires: November 22, 1997

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____oath___ acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal this _____day of _____, 19 ____.

Notary Public

My Commission Expires: _____

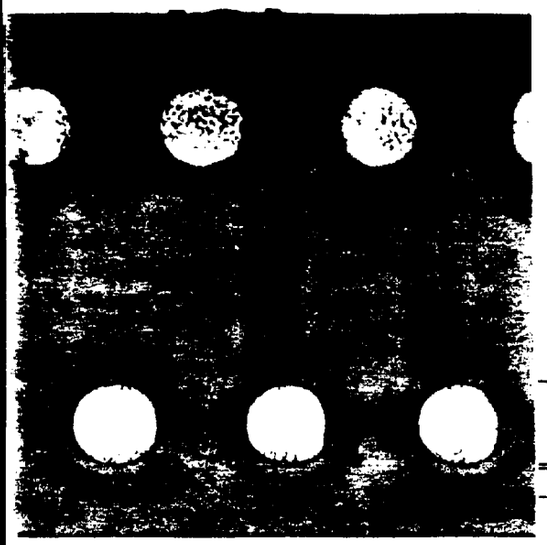
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RECEIVED FOR REFERENCE

95 JUL 10 AM 9:58

REGISTER
DAVIDSON COUNTY, TN.

9293 07/10 0101 03CHECK 260.23



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

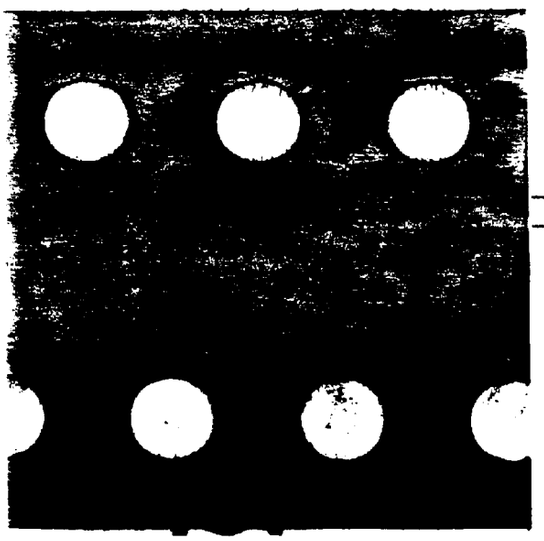
RECEIVED OF _____

FOR _____

BOOK 9726 PG 82

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 67900.00
CON TX 251.23
PRFEE 1.00
WDEED 8.00
TOTAL 260.23
CHECK 260.23

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

07/10/95 01 10:01 0001 9293

95 JUL 10 AM 9:58
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

0077429
IDENTIF. # REFERENCE

No. 928426