Box 17

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON BOOK 9801 PG 873
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 87,500.00

Harry A. Williams
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
15th DAY OF September 19 95

Laura A. Beasley
Notary Public

MY COMMISSION EXPIRES: 11/22/97
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Coomer and Jenkins, Suite 230, 392 Harding Place, Nashville, TN 37211

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Harry A. Williams (NAME)	First Trust Mortgage Company (NAME)	MAP 61-11
1008 Mattews Avenue (ADDRESS)	6525 Quail Hollow Road (ADDRESS)	PARCEL 114
Nashville, TN 37216 (CITY) (STATE) (ZIP)	Memphis, TN 38120 (CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Candy Morgan Miller

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Harry A. Williams and wife, Margaret Williams

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being Lot No. 31 and the easterly 20 foot of Lot No. 32 on the Map of A Resubdivision of Lot Nos. 11 to 17, inclusive, of I. C. McMahan's Maplewood Tract as of record in Book 547, page 144, Register's Office for Davidson County, Tennessee.

Said Lot fronts 70 feet on the southerly margin of Matthews Avenue and extends back 251 feet on the easterly line and 225.52 feet, more or less, on the westerly line to a dead line in the rear measuring 74.41 feet thereon.

Being the same property conveyed to Theodore J. Miller and wife, Candy Morgan Miller by deed from Mary M. Searcy of record in Book 5086, page 564 and conveyed to Candy Morgan Miller by Final Decree of record in Book 6756, page 860, Register's Office for Davidson County, TN.

This conveyance is subject to any and all existing easements of record.

Taxes for the year 1995 are prorated and assumed by the Grantee(s) herein.

The legal description is the same as the previous deed of record.

unimproved ( )
is improved (X) property, known as 1008 Mattews Avenue, Nashville, TN 37216
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are 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 GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this 15th day of September 19 95

Candy Morgan Miller

Candy Morgan Miller

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BOOK 9801 PG 877

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Candy Morgan Miller

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 15th day of September 19 95.

Commission expires 11/25/97

Notary Public

STATE OF TENNESSEE
COUNTY OF

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(s) 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 at office at _____ on this the _____ day of _____ 19_____.

My commission expires _____

Notary Public

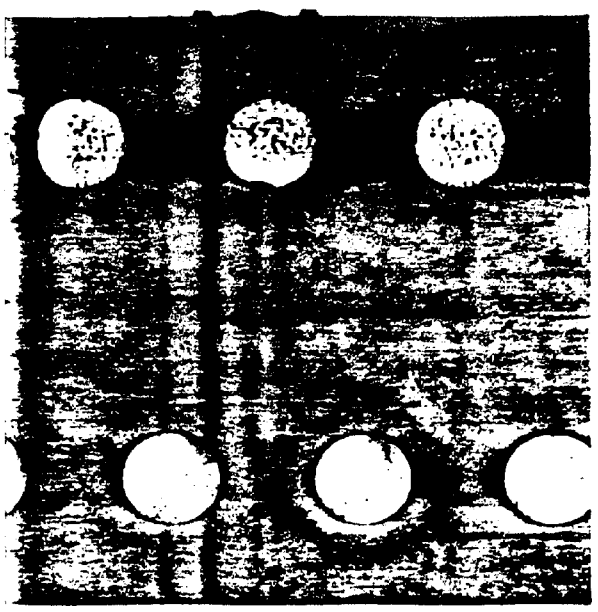
0103006

IDENTIF. ↑ REFERENCE

95 SEP 21 AM 10:51

FELIX Z. DELISSOVOY REGISTER
DAVIDSON COUNTY, TN.

95.9 09:21 01:01 03CHECK 332.75



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

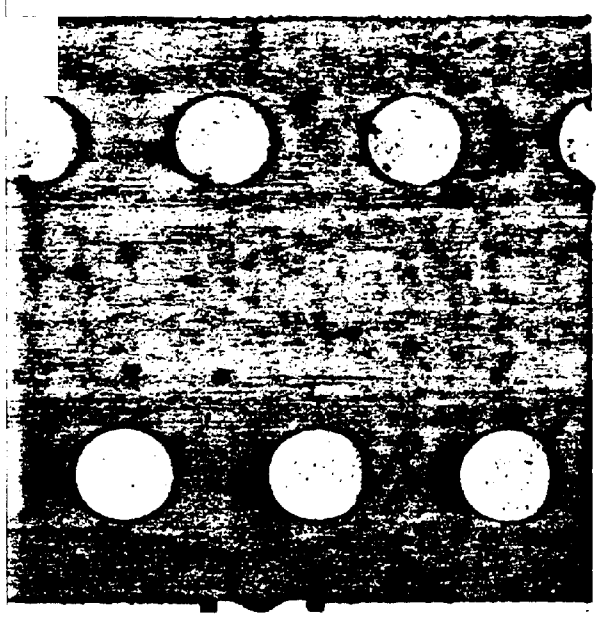
BOOK 9801 PG 873

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 87500.00
CON TX 323.75
PRFEE 1.00
WDEED 8.00
TOTAL 332.75
CHECK 332.75

09/21/95 01 10:52 0001 7019



RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

01030006
IDENTIF. ↑ REFERENCE

95 SEP 21 AM 10:51
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 955849