STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 135,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF October 19 95

Notary Public

MY COMMISSION EXPIRES: May 30, 1999
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

David J. Waynick, Attorney, 207 Donelson Pike, Nashville, Tennessee 37214

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Teresa Bellann Drozak	FTB Mortgage Services	117-12-52
(NAME)	(NAME)	
3408 A Bellmont Blvd.	8001 N. Stemmons Freeway	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215	Dallas, TX 75247	
(CITY) (STATE) (ZIP)	(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, Liane Miller, an unmarried woman

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Teresa Bellann Drozak, an unmarried woman and Patricia Drozak, a married woman

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:

Land in Davidson County, Tennessee, being Lot NO. 1A on the Zone Lot Division of Lots 1 and 2, Resubdivision of part of Lot NO. One on the Plan entitled Resubdivision of Lots 1 and 2, Hawthorne Subdivision, of record in Book 6250, Page 716, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to Liane Miller, unmarried by deed from F. MUrray Parker Builders, Inc. of record in Book 8386, Page 975 Register's Office for Davidson County, Tennessee.

Subject to taxes resulting from supplemental, revised or corrected assessments under Tennessee Code annotated Section 67-5-603 et seq.

Subject to Restrictive covenants contained instrument of record in Plat Book 6250, Page 716 Register's Office for Davidson County, Tennessee.

Subject to the plan of record in Book 6250, Page 716 said Register's Office shows an owner's certificate a minimum building setback line set by zoning regulations and a 10 foot easement for pubic utility and drainage purposes along the rear line(s) of said lot.

Subject to a Deed of Trust in favor of FTB Mortgage Services which Grantee expressly assumes.

unimproved ( )
This is improved (X) property, known as 3408 A Bellmont Blvd., Nashville, TN 37215
(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 30th day of October, 19 95

Liane Miller

Liane 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 Liane 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 30th day of October, 1995.

Commission expires May 30, 1999

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

IDENTIF. & REFERENCE

0122368

95 NOV 13 AM 9:47

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

7705 11/13 0101 03CHECK

$28.50

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 9858 PG 62

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	135000.00
CON TX	499.50
PRFEE	1.00
MFEED	8.00
RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK	508.50
CHECK	508.50

11/13/95 01 09:51 0001 7705

0122368 IDENTIF. & REFERENCE

95 NOV 13 AM 9:47

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 976281