WARRANTY DEED

State of Tennessee)
County of Davidson)

The actual consideration or value, whichever is greater, for this transfer is $ 28,000.00

Affiant

Sworn to and subscribed before me this 15th day of Jan, 1996.

NOTARY PUBLIC

My Commission Expires: 9-26-98

This instrument prepared by:

ROBERT F. SPANN, Attorney
First American Center, Suite 1545
315 Deaderick Street
Nashville, Tennessee 37238-1545
615/242-2525

ADDRESS - NEW OWNER:	SEND TAX BILLS TO:	MAP/PARCEL NUMBER:
Betsy Bass Miller	Same	Map 94-1
405 W. Brookfield Ave		Par. 375
Nashville, TN 37205-4407		

FOR AND IN CONSIDERATION of the sum of ten dollars, cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, Wilson Enterprises, Inc., hereinafter called Grantor, has bargained and sold, and by these presents does transfer and convey unto Betsy Bass Miller, hereinafter called Grantee, her heirs and assigns, forever, a certain tract or parcel of land situated in Davidson County, State of Tennessee, described as follows, to-wit:

> Being Lot No. 196 on the Plan of Edgefield Land Company's Subdivision, as of record in Book 57, page 130, Register's Office for said County.
>
> Said Lot No. 196 fronts 50 feet on the northerly side of Long Avenue and runs back between parallel lines 150 feet to an alley.
>
> Being the same property conveyed to Wilson Enterprises, Inc. by deed from Jamie L. McCartney, unmarried, of record in Book 9912, page 428, Register's Office for Davidson County, Tennessee.
>
> This conveyance is made subject to all easements, covenants, reservations, and restrictions which may be of record in said Register's Office.
>
> This is improved property known as 1509 Long Avenue, Nashville, TN 37206.

TO HAVE AND TO HOLD the said property, with all appurtenances, estate, title, and interest thereto belonging to the Grantee, her heirs and assigns forever; and we do covenant with the said Grantee 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, assigns 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 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 January, 1996.

WILSON ENTERPRISES, INC.

BY: _____
Hal Wilson, Secretary

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Hal Wilson, the Secretary for Wilson Enterprises, Inc., the bargainor, to me personally known (or proved to me on the basis of satisfactory evidence), and who acknowledged that he was duly authorized to execute the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal this 15th day of January, 1996.

_____
NOTARY PUBLIC

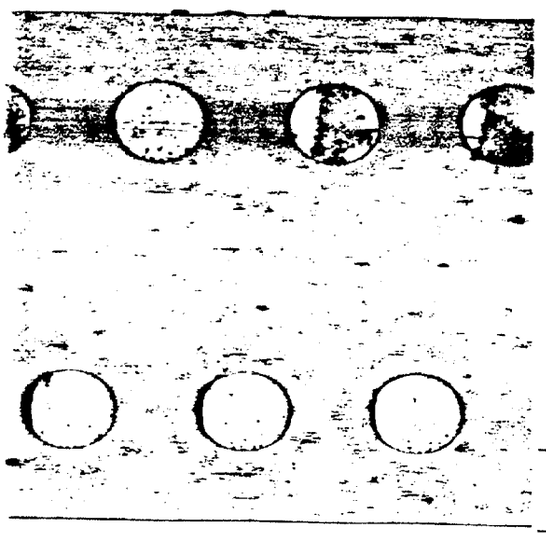
My Commission Expires: 9-24-97

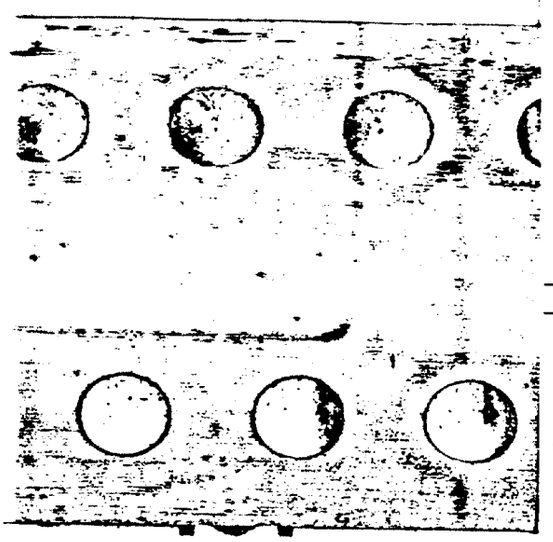
PICK-UP

96 JAN 16 AM 8:03
FELIX ... DAVIDSON COUNTY, TN.

IDENTIFICATION REFERENCE
0140706

76.22 01/16 0101 03CHECK 112.50





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

RECEIVED OF _____

FOR _____

BOOK 9917 PG 246

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 28000.00
CON TX 103.60
PRFEE 1.00
WDEED 8.00
TOTAL 112.60
CHECK 112.60

01/16/96 01 08:05 0001 7622

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0140706
IDENTIFICATION REFERENCE

96 JAN 16 AM 8:03
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 995932