THIS INSTRUMENT PREPARED BY:

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

BOOK 9936 PG 298

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $ 27,000.00

Affiant

Subscribed and sworn to before me, this 31st day of January 19 96

Notary Public

My Commission Expires: 11, 22, 97

MITCHELL A. WATTS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Address New Owner:	Send Tax Bills To:	Map & Parcel Nos.
LINCOLN TRUST COMPANY 1400 Russell Street Nashville, Tennessee 37206	LINCOLN TRUST COMPANY 6312 S. Fiddler's Green Circle Englewood, Colorado 80111	MAP 83-13 PARCEL 288

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TWENTY SEVEN THOUSAND AND NO/100---------- ($ 27,000.00) DOLLARS, cash in hand paid by the hereinafter named Grantee, the receipt of which is hereby acknowledged, I, CARLA NORTHCUTT, UNMARRIED

hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto LINCOLN TRUST COMPANY, CUSTODIAN FBO ROBERT BOND MILLER

hereinafter called the Grantee, its successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

BEING Lot No. 63 of Block "H" on the Map of the Subdivision of the Lindsley Home Place of record in Plan Book 2, page 92, Chancery Court at Nashville, Tennessee, to which plan reference is hereby made for a more complete description.

BEING the same property conveyed to Carla Northcutt, unmarried, by Substitute Trustee's Deed from Mitchell A. Watts, Substitute Trustee, of record in Book 9914, page 716, Register's Office for Davidson County, Tennessee.

IDENTIF. & REFERENCE 0146718

96 FEB -2 AM 10:00 FELIX Z. WILSON REGISTER DAVIDSON COUNTY, TN.

4087 02/02 0101 03CHECK 108.90

This is improved property known as 1400 Russell 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, its successor and assigns, forever.

GRANTOR COVENANTs with the said GRANTEE that she is lawfully seized and possessed of said land in fee simple, has 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 S/D of the Lindsley Home Place of record in Book 2, page 92, Register's Office for Davidson County, Tennessee.

GRANTOR___ FURTHER COVENANTs__ and bind_s herself___, her___ heirs and representatives to warrant and forever defend the title to the said GRANTEE, its successorsand assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF I have hereunto set my hand on this the 31st day of January, 19 96.

CARLA NORTHCUTT

MITCHELL A. WATTS
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

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 CARLA NORTHCUTT, UNMARRIED, 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 this 31st day of January, 1996.

My Commission Expires: November 22, 1997

Notary Public

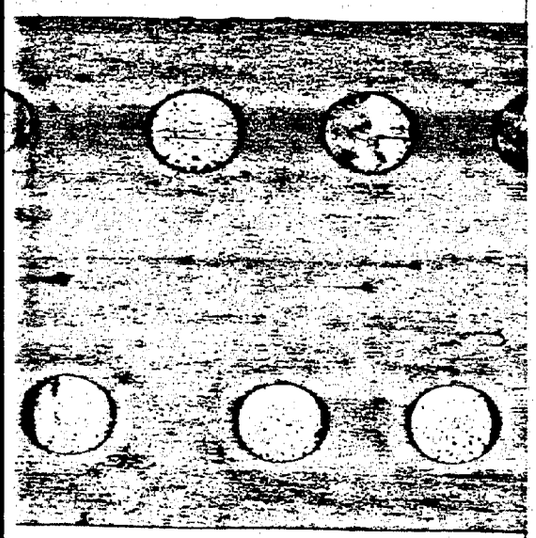
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

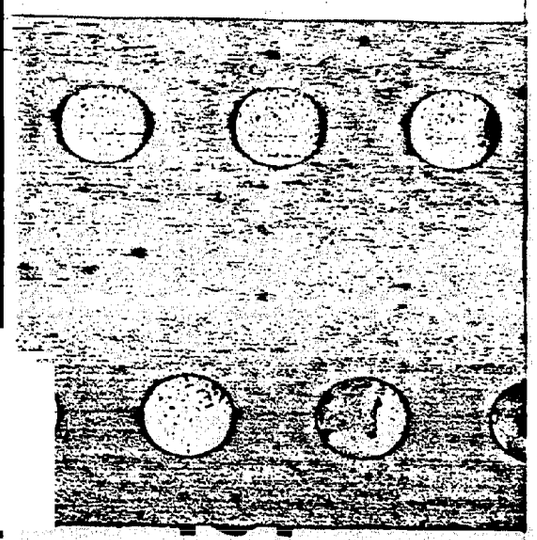
Before me, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____oath___ acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ 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 ____.

My Commission Expires: _____

Notary Public





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

RECEIVED OF _____

FOR _____ PAID 9936 PG 300

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	27000.00
CON TX	99.90
PRFEE	1.00
WDEED	8.00
TOTAL	108.90
CHECK	108.90

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 0001 4087

0146718
IDENTIF. ↑ REFERENCE

96 FEB -2 AM 10:00
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1002323