FILE BOX 45

WARRANTY DEED

BOOK 9953 PG 880

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 61,900.00

Christopher Lance Miller
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th DAY OF February 19 96

NOTARY PUBLIC

Notary Public

MY COMMISSION EXPIRES: May 24, 1997
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
METROPOLITAN ESCROW, INC., 217 Pineway Drive, Nashville, TN 37217

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Christopher Lance Miller (NAME)	NationsBanc Mortgage Corporation (NAME)	MAP 135
2301 Smith Springs Road (ADDRESS)	P.O. Box 35140 (ADDRESS)	PARCEL 225
Nashville, TN 37217 (CITY) (STATE) (ZIP)	Louisville, KY 40232 (CITY) (STATE) (ZIP)	02DX00256

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, Gordon L. Reubush, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Christopher Lance Miller and wife, Cynthia Renee Miller

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 in the 2nd formerly the 5th Civil District of Davidson County, Tennessee on the South side of Smith Springs Road; Beginning 105 feet west of the northwest corner of the property line of William Payton Givens and the Smith Springs Road, at a point; thence west 105 feet along Smith Springs Road to a stake and the property line of Stanley Gardner; thence south 311 feet to a point; thence in an easterly direction 105 feet to point; thence north 305 feet to the point of beginning.

Being the same property conveyed to Gordon L. Rebush, unmarried, by deed from Shirley Robinson, et al, of record in Book 7383, page 530, said Register's Office.

INCLUDED IN THE ABOVE DESCRIPTION, BUT SPECIFICALLY EXCLUDED FROM THIS CONVEYANCE IS THE FOLLOWING TRACT OF LAND:

Being in the 2nd, formerly the 5th, Civil District of Davidson County, Tennessee, on the south side of Smith Springs Road described as follows: RIGHT OF WAY: Beginning at a point on the existing south right-of-way line of Smith Springs Road on the common line of Reubush and Carl Lewis Woods, said point being 18.5 feet south of centerline survey Station 46+05 and proceeding as follows: southwardly with the common line of Reubush and Woods a distance

CONTINUED

unimproved ( )
This is improved (X) property, known as 2301 Smith Springs Road, Nashville, TN 37217
(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 16th day of February 19 96

Gordon L. Reubush By Keith Jones Attorney in fact
Gordon L. Reubush

BOOK 9953 PG 881

STATE OF TENNESSEE
COUNTY OF

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

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

Commission expires _____

_____
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

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, Linda K. James , 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 on behalf of Gordon L. Reubush as his Attorney in Fact as the free act and deed of the within named Gordon L. Reubush . Witness my hand and official seal at Nashville , Tennessee the 16th day of January, 1996 .

My Commission Expires: 5/24/97

PATRICIA NICHOLLS
NOTARY PUBLIC AT LARGE
DAVIDSON CO., TENNESSEE

0152369
IDENTIFICATION REFERENCE

96 FEB 21 PM 2:03
FELIX A. MCCLENDON REGISTER
DAVIDSON COUNTY, TN.

0099 02/21 0101 03CHECK 242.0

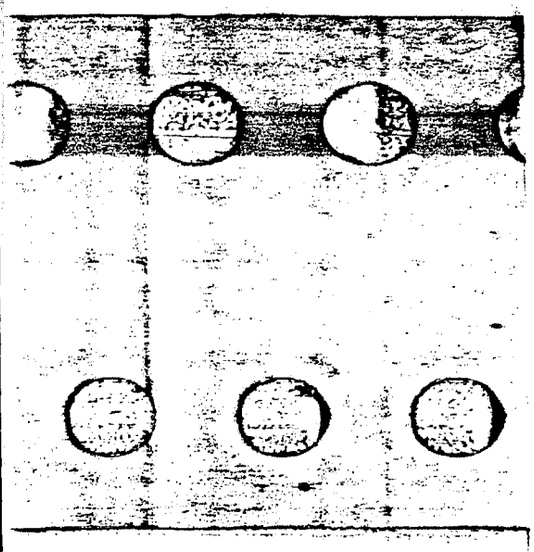
LEGAL DESCRIPTION CONTINUATION

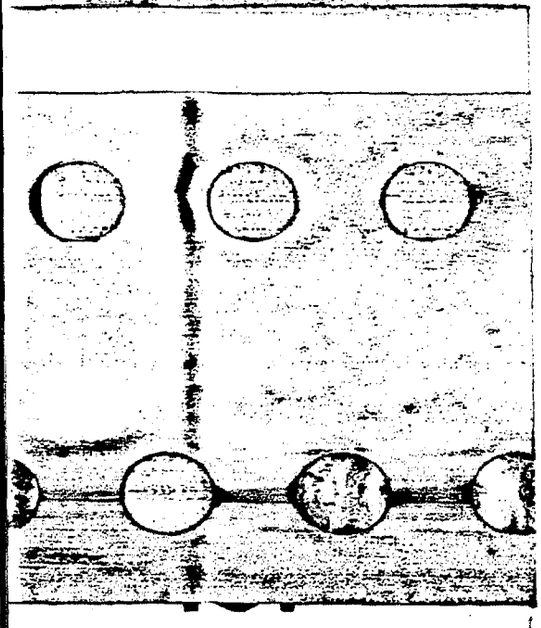
of 6.5 feet to a point on the new right-of-way line of Smith Springs Road; thence westwardly with a line 25 feet south of and parallel to the centerline and a 3470.68 foot radius curve to the right a distance of 88 feet to a point on the common line of Reubush and R.O. Stephenson; thence northwardly with the line between Reubush and Stephenson a distance of 8 feet to a point on the existing south right-of-way of Smith Springs Road is 17 feet south of centerline survey Station 45+17; thence eastwardly with the existing south right-of-way line of Smith Springs Road a distance of 88 feet to the point of beginning and containing 640 square feet or 0.01 acres, more or less.

TEMPORARY CONSTRUCTION EASEMENT: Beginning at a point on the common line of R.O. Stephenson and Gordon L. Reubush that is 25 feet right of centerline Station 45+17 of Smith Springs Road; thence eastwardly with the new right-of-way line of Smith Springs Road 88 feet to a point on the common line of Gordon L. Reubush and Carl Lewis Woods; thence southwardly with said common line 10 feet; thence westwardly with a line 35 feet south of and parallel to the centerline of Smith Springs Road 89 feet to a point on the common line of R.O. Stephenson and Gordon L. Reubush; thence northwardly with said common line 10 feet to the point of beginning and containing 0.02 acres, more or less. Said temporary construction easement to be abandoned upon completion of construction.

Being the same property conveyed to Metropolitan Government of Nashville & Davidson County, Tennessee, by Gordon L. Rebush, unmarried, of record in Book 8303, page 939, said Register's Office.

Power of Attnorney of record in Book 9953, page 579, said Register's Office.





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

RECEIVED OF _____

FOR _____

BOOK 9953 PG 883

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 61900.00
CON TX 229.03
PRFEE 1.00
WDEED 12.00
TOTAL 242.03
CHECK 242.03

02/21/96 01 14:06 0001 0099

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0152369
IDENTIF. # REFERENCE

96 FEB 21 PM 2:03
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1008272