BOOK 9977 PG 135

[ADDRESS NEW OWNER:]	[SEND TAX BILL TO:]	[MAP-PARCEL NOS.]
[Daniel B. Miller	SunTrust Bank, Nashville, N.A.	MAP and PARCEL
[	Attn: Tax Dept.	
[903 Hadley Avenue	P.O. Box 305110	44-15-128
[Old Hickory, TN 37138	Nashville, TN 37230-5110	

[This instrument prepared by: Smith & Archer, P.C., 2605 Elm Hill Pike, Suite C
[, Nashville, TN 37214 (Davidson County - Box 27B)

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN and No/100 ($10.00) DOLLARS cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, We, **Kellie M. Wise, unmarried** , (the "Grantors") have bargained and sold, and by these presents do transfer and convey unto **Daniel B. Miller, married** (the "Grantees"), Grantees' successors and assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, being more particularly described as follows, to wit:

Being Lot No. 289 on the Plat of Section A, Village of Old Hickory, of record in Plat Book 1424, Page 68, Register's Office for said County.

Said Lot No. 289 fronts 54 feet on the easterly margin of Hadley Avenue and extends back 103.8 feet on the northerly line, and 103.7 feet on the southerly line, to a line on the rear on which it measures 54 feet.

BEING the same property conveyed to Kellie M. Wise, married, by warranty deed from Michael F. Perry and wife, Cheryl V. Perry of record in Book 8966, Page 879, Register's Office, Davidson County, Tennessee.

This is property with a common address of 903 Hadley Avenue, Old Hickory, TN 37138.

CONVEYANCE OF SAID PROPERTY IS MADE SUBJECT TO THE FOLLOWING: 1) Property taxes for the current year, said taxes being prorated and payment of same being assumed by the Grantees; 2) The Plan of Record in Book 1424, Page 68, said Register's office and all matters therein; 3) Utility Easement of record in Book 1848, Page 488, said Register's office; 4) Right-of-Way Easements of record in Book 626, Page 557, and Book 662, Page 743, said Register's Office.

7737 03/13 0101 03CHECK 262.45

[STATE OF TENNESSEE
[COUNTY OF DAVIDSON
[The actual consideration or value, whichever is greater for this
[transfer is $68,500.00
[
[Affiant
[Subscribed and sworn before me this 6th day of March, 1996.
[
[My Commission Expires: 10-14-96 Notary Public

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantees, Grantees' successors and assigns, forever. BOOK 9977 PG 136

And Grantors do covenant with the said Grantees that Grantors are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered except as set forth herein.

And Grantors do further covenant and bind themselves, their representatives and assigns, to warrant and forever defend the title to the Property to the said Grantees, their successors and assigns against the lawful claims of all persons whomsoever.

When necessary for proper construction, the singular shall include the plural and the plural shall include the singular, and the reference to any gender shall include reference to any and all genders.

IN WITNESS WHEREOF, the Grantors have caused this Deed to be executed this **6th** day of **March, 1996**.

Kellie M. Wise

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, **the undersigned authority**, a Notary Public in and for said County and State, the within named **Kellie M. Wise, unmarried** , with whom I am personally acquainted, or who proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

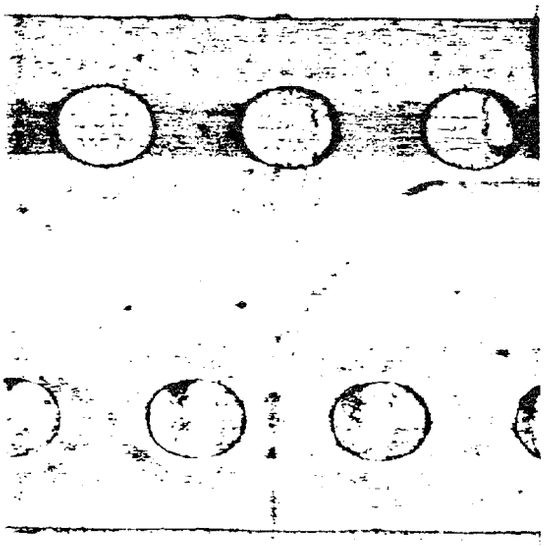
Witness my hand and official seal at **Nashville,**, Tennessee, this **6th** day of **March, 1996**.

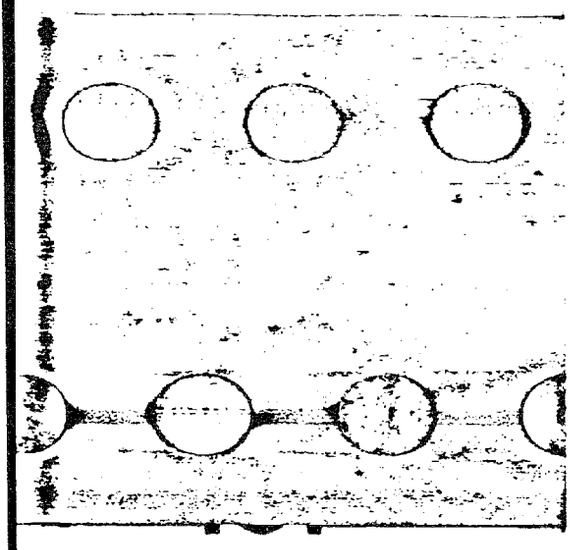
Notary Public
My Commission Expires: July 14, 1999

File No. 9602-070

96 MAR 13 AM 9:28
FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN.

IDENTIF. & REFERENCE
015946 5





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

RECEIVED OF _____

FOR _____

BOOK 9977 PG 137

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	68500.00
CON TX	253.45
PRFEE	1.00
WDEED	8.00
TOTAL	262.45
CHECK	262.45

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 0001 7737

0159465
IDENTIF. # REFERENCE

95 MAR 13 AM 9:28
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 1015818