WARRANTY DEED

State of Tennessee)
County of Davidson)

The actual consideration or value, whichever is greater, for this transfer is $28,500.00

Affiant

Sworn to and subscribed before me this 29 day of March, 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

96 APR -1 PM 3:47

PICK-UP

IDENTIFICATION REFERENCE

0116151

ADDRESS - NEW OWNER:

Betsy Bass Miller
405 W. Brookmeade Dr
Nashville, TN 37205

SEND TAX BILLS TO:

Same

MAP/PARCEL NUMBER:

Map 94-1
Par. 109

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, and the Agreement by the Grantee to assume and pay a certain Deeds of Trust of record in Book 6148, page 574, and Book 9664, page 903, Register's Office for Davidson County, Tennessee, I, Leland D. Watts, hereinafter called Grantor, have bargained and sold, and by these presents do 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 the easterly 44 feet of Lot No. 43, and the westerly 4 feet of Lot No. 44 on the Map of Sub. of Lot 3, N. H. Hobson's Sub. of A. J. Caldwell Heir Property of record in Book 421, page 78, said Register's Office.
>
> Being the same property conveyed to Leland D. Watts by deed from Jeff Cammuse, unmarried, and Lynn Cawthorne, unmarried, of record in Book 9836, page 655, Register's Office for Davidson County, Tennessee.
>
> This is improved property known as 1011 Dew Street, Nashville, Tennessee 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 I do covenant with the said Grantee that I am 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 I do further covenant and bind myself, my 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 25 day of March, 1996.

LELAND D. WATTS

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

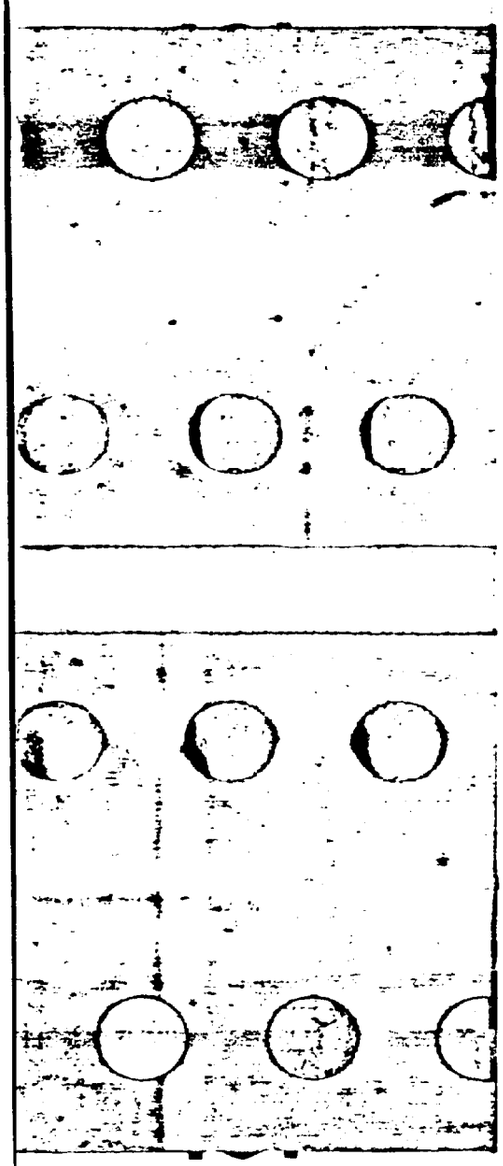
Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named, Leland D. Watts, the Bargainor, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal this 25 day of March, 1996.

NOTARY PUBLIC

My Commission Expires: 9-26-98

094 347 2101 03C-ERK 11:4:45



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

RECEIVED OF _____

FOR _____

BOOK 9998 PG 599

CO CONVEYANCE	CC CERTIFIED COPY	MISC MISCELLANEOUS
MT MORTGAGE	REL RELEASE	COTx STATE TAX CONVEY
WD WARRANTY DEED	UCC UNIFORM COMMERCIAL CODE	MOTx STATE TAX MORT
TD TRUST DEED		PRFEE PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CONT	28500.00
CO TX	105.45
PRFEE	1.00
MISC	8.00
TOTAL	114.45
CHECK	114.45

04/01/96 01 15:51 0001 4904

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0166151
IDENTIF. & REFERENCE

96 APR -1 PM 3:48
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 1022907