9998-600

WARRANTY DEED

State of Tennessee)
County of Davidson)

The actual consideration or value, whichever is greater, for this transfer is $24,000.00

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 3:48
REGISTER
DAVIDSON COUNTY, TN.

PICK-UP

IDENTIFICATION REFERENCE
0166152

ADDRESS - NEW OWNER:	SEND TAX BILLS TO:	MAP/PARCEL NUMBER:
Betsy Bass Miller	Same	Map 83-10
405 West Brookmeade Dr		Par. 109
Nashville, TN 37205		

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 Deed of Trust of record in Book 5062, page 195, Register's Office for Davidson County, Tennessee, and Book 8238, page 570, 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 southerly 20 feet of Lot No. 88 and all of Lot No. 89 on the Map of McEwen Place, of record in Book 332, page 133, Register's Office for said County.

Said Part of said Lot No. 88 and said Lot No. 89 front together 50 feet on the easterly side of Lakehurst Drive, formerly North 18th Street, and run back between parallel lines 128 feet to an alley.

Being the same property conveyed to Leland D. Watts by deed from B.L.C. Investments, Inc., of record in Book 9925, page 933, Register's Office for Davidson County, Tennessee.

This is improved property known as 405 Lakehurst Drive, 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.

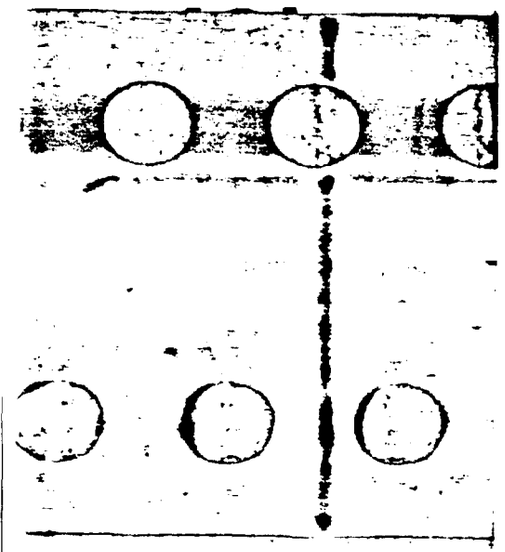
WITNESS my hand and official seal this 25 day of March, 1996.

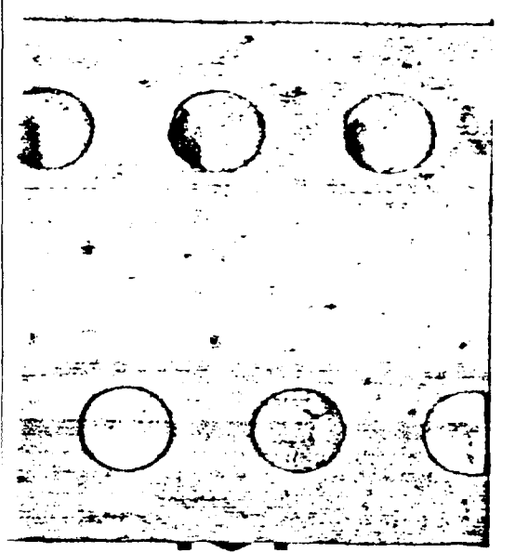
NOTARY PUBLIC

My Commission Expires: 9-26-97

STATE OF TENNESSEE
NOTARY
PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
DAVIDSON COUNTY
97-30





OFFICIAL RECEIPT

FELIX Z WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____ 9998.602

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

CHRT	24000.00
CON TX	88.30
PRFEE	1.00
MTEED	8.00
TOTAL	97.30
CHECK	97.30

[illegible] 96 [illegible] 11 15:32 0001 4905

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0166152
IDENTIF. # REFERENCE

96 APR -1 PM 3:48

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 1022908