BK 9998 PG 603

WARRANTY DEED

State of Tennessee)
County of Davidson)

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

Betsy Bass Miller
Affiant

Sworn to and subscribed before me this 25 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
PICK-UP
REGISTER'S OFFICE
DAVIDSON COUNTY, TN.

IDENTIFICATION REFERENCE
01661 53

ADDRESS - NEW OWNER:
Betsy Bass Miller
405 W. Brookmeade Dr
Nashville, TN 37205

SEND TAX BILLS TO:
Same

MAP/PARCEL NUMBER:
Map 82-3
Par. 465

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 7583, page 420, 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 Lot No. 12 on the Plan of Sharpe and Crutcher's Addition to East Nashville, as of record in Book 57, page 82, Register's Office for Davidson County, Tennessee.
>
> Said Lot No. 12 fronts 50 feet on the easterly sid eof Lischey Avenue or North 4th Street and runs back between parallel lines 165 feet to an alley.
>
> Being the same property conveyed to Leland D. Watts by deed from Jerry D. Reasonover and wife, Lisa Reasonover, and Henry C. Dorrise and wife, Ann Dorris, of record in Book 9158, page 219, Register's Office for Davidson County, Tennessee.
>
> This is improved property known as 925 Lischey Avenue, Nashville, Tennessee 37207.

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)

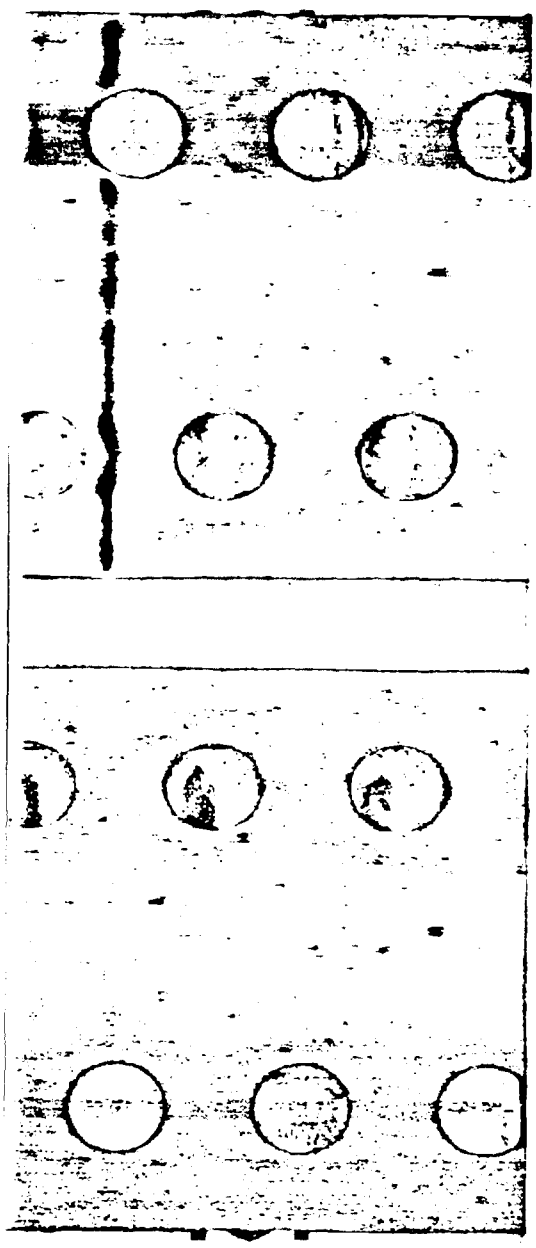
Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named, Leland D. Watts, the Bargainor, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument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

WITNESS my hand and official seal this 26 day of March, 1996.

NOTARY PUBLIC

My Commission Expires: 9-26-98

RECEIVED FOR RECORD
APR 01 2:01 PM
RECORDED
108.50



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 9998PG605

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

AMT 27000.00
CO TX 99.90
PRFEE 1.00
ADDED 9.00
TOTAL 108.90
CHECK 108.90

04/01/96 01 15:52 0001 4906

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0166153
IDENTIF. & REFERENCE

96 APR -1 PM 3:48

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

No. 1022909