9998-609

WARRANTY DEED

State of Tennessee)
County of Davidson)

The actual consideration or value, whichever is greater for this transfer is $41,000.00

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 3:49
REGISTER
DAVIDSON COUNTY, TN.

PICK-UP REFERENCE

01661 55

ADDRESS - NEW OWNER:	SEND TAX BILLS TO:	MAP/PARCEL NUMBER:
Betsy Bass Miller 45 W. Brookmead Dr Nashville, TN 37210	Same	Map 71-15 Par. 234

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 8609, page 672, and Book 8705, page 694, 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 Lots No. 45 and 46 on the Plan of the Highland Land Company's Subdivision, as of record in Book 421, page 14, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.
>
> Being the same property conveyed to Leland D. Watts by deed from B.L.C. Investments, Inc, of record in Book 9957, page 127, Register's Office for Davidson County, Tennessee.
>
> This is improved property known as 1402 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)

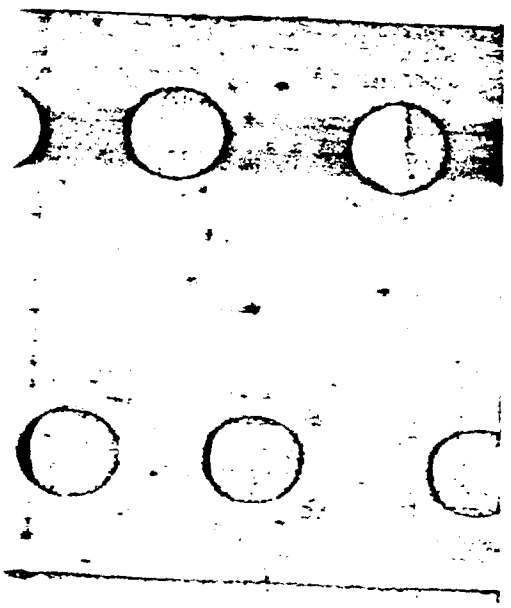
Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named, Leland D. Watts, the Bargainor, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument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

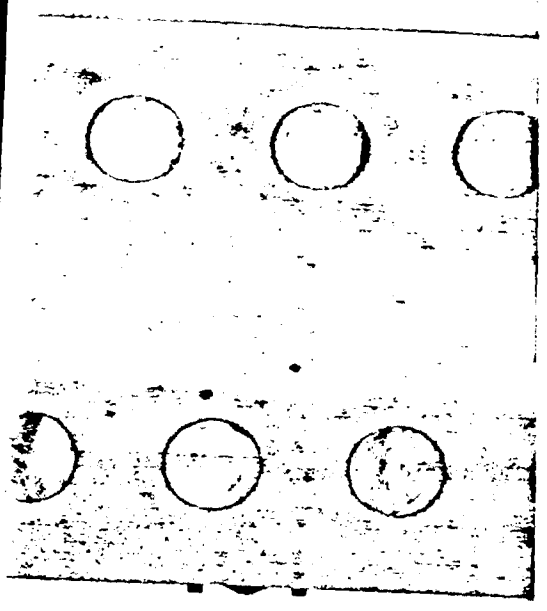
WITNESS my hand and official seal this 25 day of March, 1996.

NOTARY PUBLIC

My Commission Expires: 9-26-98

1998 04/24 1201 33C TECK 150.70





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 9998 PG 611

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	41000.00
CON TX	151.70
PRFEE	1.00
MREED	8.00
TOTAL	160.70
CHECK	160.70

04/01/96 01 15:33 0001 4908

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0166155

IDENTIFICATION REFERENCE

96 APR -1 PM 3:49

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

No. 1022911