After Recording Return To:
Title Guaranty of Middle Tennessee, Inc.
5150-C Murfreesboro Road.
LaVergne, TN 37086

BOOK 10038 PG 582

96 MAY -3 AM 10:30
FELIX A. [illegible] REGISTER
DAVIDSON COUNTY, TN.

IDENTIF. ▲ REFERENCE
0178235

----------SPACE ABOVE THIS LINE FOR RECORDING INFORMATION----------

WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten and 00/100 Dollars cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned, **CHRISTINA A. PARKS (NOW JONES) AND THOMAS R. JONES, JR.,**, (hereinafter referred to as "Grantor") have this day bargained and sold and do hereby transfer and convey unto **WILLIAM H. MILLER JR., AND WIFE, WILMA J. MILLER**, (hereinafter referred to as "Grantee") their heirs and assigns, forever, that certain parcel of real estate located in Davidson County, State of Tennessee, and being described as follows, to-wit:

Land in Davidson County, Tennessee being Lot No. 154 on the Plan of Revision of Section One Sunset View of record in Book 2663, page 27 and 28, Register's Office for said County.

Said Lot No. 154 fronts 110 feet on the Southwesterly margin of McGavock Pike and extends back 285.5 feet on the Northwesterly line and 240 feet on the Southwesterly line to a broken line in the rear, measuring 118.9 feet thereon.

Being the same property conveyed to Christina A. Parks and Thomas R. Jones, Jr., by deed from Anthony T. Cox and wife, Anna Marie Cox, dated August 30, 1994, recorded September 12, 1994, of record in Book 9462, page 420, Register's Office for Davdison County, Tennessee.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), their heirs and assigns, forever.

The undersigned covenant with the said Grantee that they are lawfully seized and possessed of said parcel of real estate, and that they have a good right to convey the same and that it is unencumbered, except for the lien of current year's property taxes, which taxes have been prorated between the parties herein.

The undersigned further covenant and bind themselves, their heirs and assigns, to forever warrant and defend the title to said real estate to the Grantee(s), their heirs and assigns, against the lawful claims of all person, whomsoever.

Witness our hands this 30th day of April, 19 96

Christina A. Parks Jones
CHRISTINA A. PARKS (NOW JONES)

Thomas R Jones Jr
THOMAS R. JONES, JR.,
By Christina A. Parks Jones
Attorney in fact

7745 05/03 0101 03CHECK 475.20

BOOK 10038 PG 583

STATE OF TENNESSEE
COUNTY OF Rutherford

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared CHRISTINA A. PARKS (NOW JONES) AND THOMAS R. JONES, JR., by and through his lawful attorney-in-fact CHRISTIANA A. PARKS, the within named bargainor(s), to me personally known (or proved to me on the basis of satisfactory evidence) to be the person(s) named in and who executed the foregoing instrument, and who acknowledged the execution of same to be their free act and deed.

Witness my hand and official seal this 30th day of April, 1996.

Lola A. Taylor
Notary Public

My Commission Expires 02/22/2000

LOLA A. TAYLOR NOTARY PUBLIC AT LARGE RUTHERFORD COUNTY, TENNESSEE

STATE OF TENNESSEE
COUNTY OF Rutherford

The actual consideration or value, whichever is greater, for this transfer is $126,000.00 which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

John D McBroom
Affiant

Subscribed and sworn to before me this 30th day of April, 1996.

Lola A. Taylor
Notary Public

My Commission Expires: 02/22/2000

LOLA A. TAYLOR NOTARY PUBLIC AT LARGE RUTHERFORD COUNTY, TENNESSEE

THIS INSTRUMENT PREPARED BY:

Title Guaranty of Middle Tennessee, Inc.
5150-C Murfreesboro Road
LaVergne, Tennessee 37086

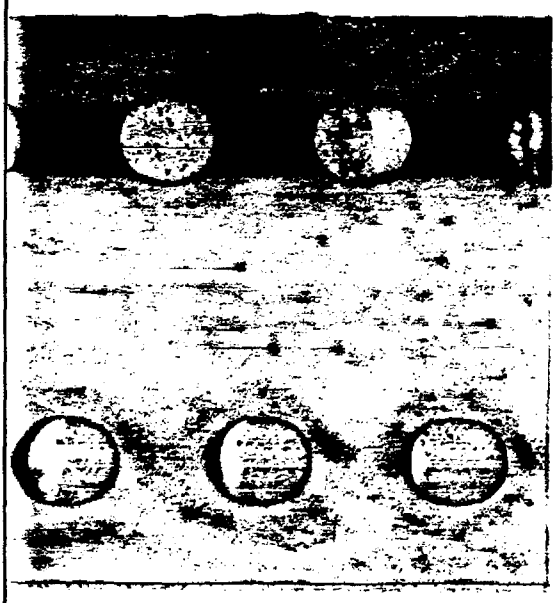
MAP AND PARCEL NUMBERS: Map 073-12 Parcel 073.00

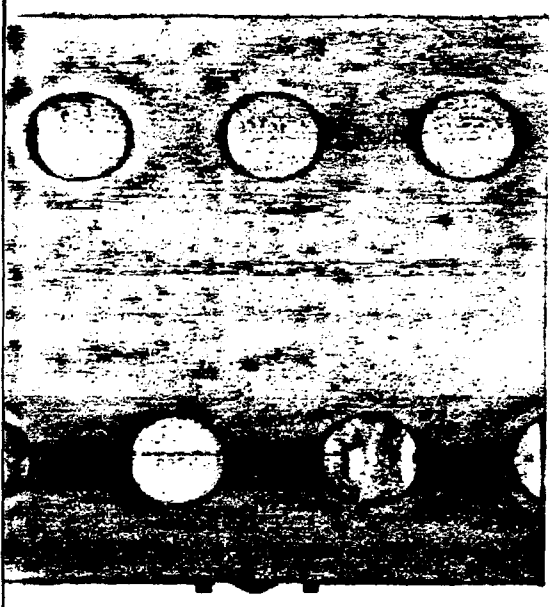
ADDRESS NEW OWNER:

William H. Miller Jr., et ux
2957 McGavock Pike
Nashville, TN 37214

SEND TAX BILLS TO:

America's Wholesale Lender
155 North Lake Avenue
Pasadena, CA 91109





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10038 PG 584

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
126000.00
CON TX 466.20
PRFEE 1.00
WDEED 8.00
TOTAL 475.20
CHECK 475.20

05/03/96 01 10:34 0001 7745

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0178235
IDENTIF. ↑ REFERENCE

96 MAY -3 AM 10:30
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1035774