BOOK 10044 PG 656

WARRANTY DEED

File Box "7"
Saturn & Mazer
(34519)

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 160,000.00

Mary K. Evans
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
3rd DAY OF May, 19 96

Notary Public

MY COMMISSION EXPIRES: 7/25/98
(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC AT LARGE

THIS INSTRUMENT WAS PREPARED BY
Saturn & Mazer Title Services, 212 Third Avenue, North, Nashville, Tennessee 37201

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Mary K. Evans (NAME)	Southeastern Mortgage of TN, Inc. (NAME)	132-5-88
4308 Lealand Lane (ADDRESS)	565 Marriott Drive, Suite 250 (ADDRESS)	16DA-16181
Nashville, TN 37204 (CITY) (STATE) (ZIP)	Nashville, TN 37210 (CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Joe H. Miles, Jr. and wife, Marcia P. Miles

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Mary K. Evans, unmarried

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being Lot No. 15, Section Two, Glendale Park, as of record in Book 1130, page 61, Register's Office for said County.

SAID Lot No. 15 fronts 89 feet on the easterly side of Lealand Lane, formerly Glendale Drive, and runs back between lines, 216.8 feet on the northerly line and 232.6 feet on the southerly line, to a dead line in the rear, and measures 95.4 feet thereon.

BEING the same property conveyed to Joe H. Miles, Jr., by Will of Emily J. Miles, in Case #99779, Probate Court, and by deed from Joe Miles of record in Book 3616, Page 503, Register's Office for Davidson County, Tennessee.

The foregoing is the same legal description as appears in the previous deed of record.

MARCIA P. MILES, wife of JOE H. MILES, JR., joins in this Warranty Deed only for the purposes of encumbering such marital rights if any that she may have in and to said property.

unimproved ( )
This is improved (X) property, known as 4308 Lealand Lane, Nashville, TN 37204
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are 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 we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their 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 3rd day of May, 19 96

Joe H. Miles

Joe H. Miles, Jr.

Marcia P. Miles

Marcia P. Miles

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 Joe H. Miles, Jr. and wife, Marcia P. Miles

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 at Nashville, Tennessee, this 3rd day of May, 96

Commission expires 7/25/98

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, a Notary Public within and for the State and County aforesaid, personally appeared and with whom I am personally acquainted and who upon oath(s) acknowledged to be the and respectively of the the within named bargainor, and corporation, and that as such and being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said as such, and attesting the same by the said as such.

Witness my hand and official seal at office at on this the day of 19 .

My commission expires

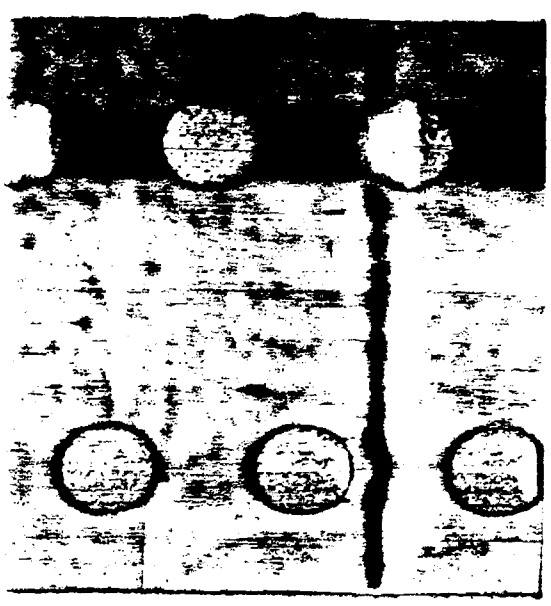
Notary Public

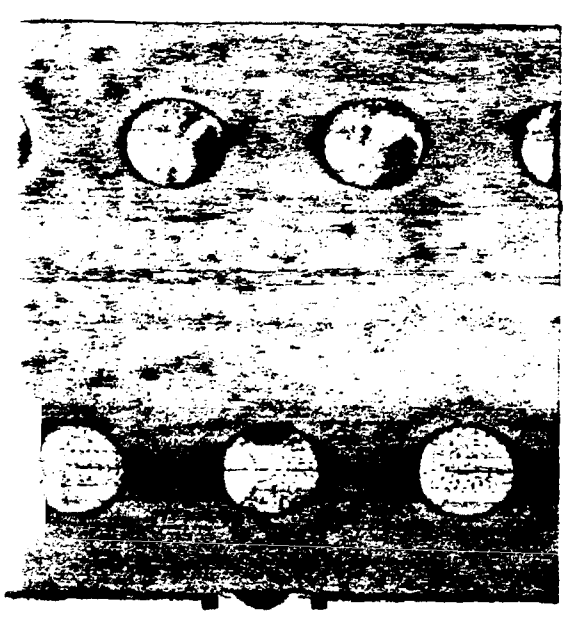
0180020
IDENTIF. ↑ REFERENCE

96 MAY -8 PM 1:55

ALEX [illegible] REGISTER
DAVIDSON COUNTY, TN

7695 05/08 0101 03CHECK 601.00





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10044 PG 658

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
160000.00
CON TX 592.00
PRFEE 1.00
WDEED 8.00
TOTAL 601.00
CHECK 601.00
05/08/96 01 13:59 0001 9695

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0180020
IDENTIF. ↑ REFERENCE

96 MAY -8 PM 1:55

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1037696