BOOK 10060 PG 783

THIS INSTRUMENT PREPARED BY:
W. Warner McNeilly, III
214 Second Avenue, North
Suite 300
Nashville, Tennessee 37201
(615) 255-2191

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
GEORGE M. MILLER DANA R. MILLER 515 Park Center Nashville, TN 37205	SAME	Map: 116-14 Par: 103, 103.01, 104 and 105

96 MAY 24 PM 2:15
[illegible] REGISTER
DAVIDSON COUNTY, TN.

0185092
IDENTIFICATION REFERENCE

PICK-UP

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $1,250,000.

George M. Miller

SUBSCRIBED AND SWORN to before me this 24 day of May, 1996.

Notary Public

My Commission Expires:

1/24/98

FOR AND IN CONSIDERATION of the sum of One Million, Two Hundred Fifty Thousand No/100 Dollars ($1,250,000.00), the receipt of which is hereby acknowledged, we, C. HAYES COONEY and CORINNE P. COONEY, hereinafter "GRANTORS", have this day bargained and sold and do hereby transfer and convey unto GEORGE M. MILLER, II and wife, DANA R. MILLER, as tenants by the entirety, hereinafter "GRANTEES", their heirs and assigns, certain real estate, in Davidson County, Tennessee, more particularly described as follows:

TRACT I:

Land in Davidson County, Tennessee, being a 25 foot strip lying immediately south of Lot No. 16 on the Plat of W. S. Bransford's Subdivision of Lot Nos. 35, 36, 37, 42 and 43 Division "A" Belle Meade, as of record in Book 547, page 133, Register's Office for said County, described as follows:

Beginning at a point on the westerly margin of Park Center Avenue at the southeast corner of said Lot No. 16; thence with westerly margin of said Avenue southwardly 25 feet; thence westwardly 280 feet, more or less, to the southeast corner of that part of said 25 foot strip conveyed to Herschell Emery and wife, by deed from Louise Bransford McGavock, of record in Book 1630, page 263, said Register's Office; thence with said Emery's eastern boundary line northwardly 25 feet to the corner of Lot Nos. 15 and 16; thence with the southerly line of said Lot No. 16 eastwardly 280 feet to the beginning.

Being the same property conveyed to Charles Hayes Cooney by deed from Louise Bransford McGavock, of record in Book 3765, page 371, said Register's Office.

TRACT II:

Land in the Seventh Civil District of Davidson County, Tennessee, described as follows:

Being Lot Nos. 16, 17 and 18 on the Plat of W. S. Bransford's Subdivision of Lot Nos. 35, 36, 37, 42 and 43, Division "A", Belle Meade, as of record in Book 547, page 133, Register's Office for Davidson County, Tennessee.

Said Lot Nos. 16, 17 and 18 front 100 feet each on the westerly side of Park Center Avenue and run back 280 feet on the southerly line of Lot No. 16 and 283.6 feet on the northerly line of Lot No. 18.

Said lots were conveyed to Robert G. Cooney as follow: Lot No. 16 by deed of the Park Center Land Company of Belle Meade, dated March 31, 1930, and recorded in Book 844, page 206, said Register's Office; Lot 17 by deed of Park Center Land Company of Belle Meade, dated October 26, 1927; and recorded in Book 716, page 707, said Register's Office; Lot No. 18 by deed of C. P. Cooney and wife, Margaret Ellen Cooney, dated July 21, 1944, and recorded in Book 1284, page 658, said Register's Office; and reference is made to each of said recorded deeds for a more detailed description of said lots. Also being part of the same property conveyed to Annie Lee Hayes Cooney, as to one-half undivided interest by deed from Robert G. Cooney, recorded in Book 1816, page 2, said Register's Office. The said Annie Lee Hayes Cooney and Robert G. Cooney having since died, she having predeceased him and he having died testate devising the herein described property to Charles Hayes Cooney and Robert G. Cooney, Jr. by Will of record in Will Book 156, page 583, Probate Court of Davidson County, Tennessee. The said Robert G. Cooney, Jr. having since died intestate, vesting title to his interest in the property in Corinne P. Cooney, his sole heir at law.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to the said GRANTEES, their heirs and assigns forever. GRANTORS covenant that they are lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered except as follows:

1. Taxes for 1996: A lien, but not yet due and payable.

2. Sanitary sewer and/or storm drainage easement to the City of Belle Meade of record in Book 5787, page 106 and Book 5787, page 108, in said Register's Office.

GRANTORS further covenant and bind themselves, their heirs and representatives, to warrant and forever defend the title to said real estate to said GRANTEES, their heirs and assigns, against the lawful claims of all persons.

WITNESS our hand this 24th day of May, 1996.

C. Hayes Cooney

Corinne P. Cooney

5355 05/24 0101 03

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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

WITNESS my hand and official seal at Nashville, Tn, this 24th day of May, 1996.

Notary Public

My Commission Expires:
1/24/98

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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

WITNESS my hand and official seal at Nashville, Tn, this 24 day of May, 1996.

Notary Public

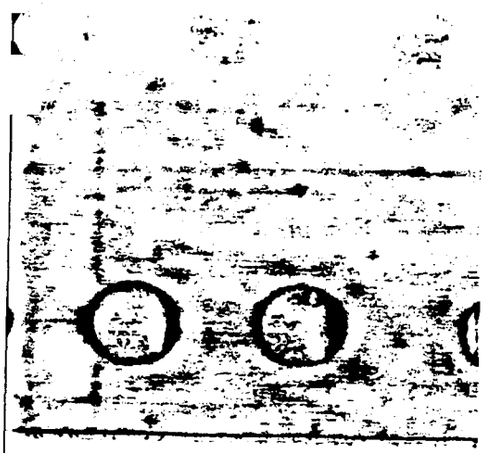
My Commission Expires:
1/24/98

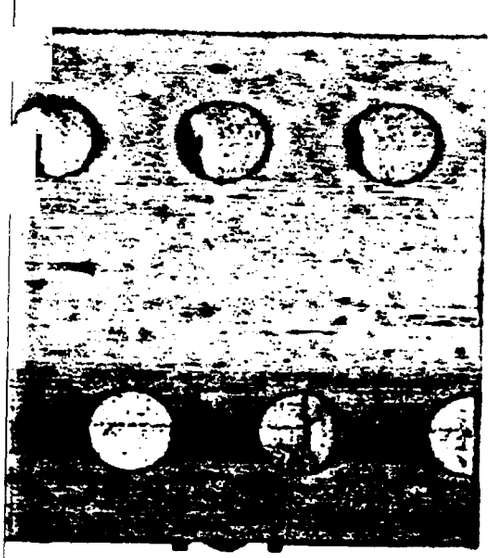
* And further acknowledges that he executed this instrument as attorney in fact for Corrinne P. Cooney.

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE





RECEIVED OF _____

FOR _____

BOOK 10060 PG 786

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 1250000.00
CON TX 4625.00
PRFEE 1.00
MDEED 12.00
TOTAL 4638.00
CHECK 4638.00

05/24/96 01 14:22 0001 5265

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

96 MAY 24 PM 2:17

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

0185092
IDENTIF. ↑ REFERENCE

No. 1043187