This Instrument Prepared By:
Stokes & Bartholomew, P.A.
3310 West End Avenue, 4th Floor
Nashville TN 37203
Return to Box 50-B

BOOK 10066 PG 175

ADDRESS NEW OWNER:
Gloria A. Smith
806 Bixler Avenue
Madison, Tennessee 37115

SEND TAX BILL:
To Mortgagee

MORTGAGEE:
SunTrust Bank, Nashville, N.A.
P.O. Box 305110
Nashville, Tennessee 37230-5110

MAP AND PARCEL:
MAP 43-5
GROUP
PARCEL 110

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, Barry W. Miller and wife, Monica Miller, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Gloria A. Smith, unmarried, hereinafter called the Grantee, her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

> Land in Davidson County, Tennessee, being Lot No. 7 of Block "A" on the Map of Cedarcrest Estates, of record in Book 974, page 15, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.
>
> Being the same property conveyed to Monica Miller by deed from Arnold M. Weiss, as Substitute Trustee, as of record in Book 9753, page 797, Register's Office for Davidson County, Tennessee.

This is improved property known as 806 Bixler Avenue, Madison, TN 37115.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and governmental regulations that may affect the premises and the following exceptions.

1. Subject to the 1996 taxes and subsequent years taxes thereafter.
2. Metro Letter dated August 9, 1995 as of record in Book 9789, page 403, Register's Office for Davidson County, Tennessee.
3. Easement of record in Book 4851, page 484, Register's Office for Davidson County, Tennessee.
4. Plan of record in Book 974, page 15, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Gloria A. Smith, unmarried, her heirs and assigns, forever; and we, Barry W. Miller and wife, Monica Miller, do covenant with the said Grantee 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 Grantee, her heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

BOOK 10066 PG 176

Witness our hands this the 24th day of May, 1996.

Barry W. Miller, by Monica Miller,
Attorney-in-Fact

Monica Miller

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Monica Miller, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within Warranty Deed on behalf of Barry W. Miller, as his attorney in fact for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this the 24th day of May, 1996.

My Comm. Expires Nov. 20, 1996

NOTARY PUBLIC

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 Monica Miller, with whom I am personally acquainted (or proven to me on the basis of satisfactory evidence) and who acknowledged that she executed the within Warranty Deed for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 24th day of May, 1996.

My Commission Expires: 11/20/96

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $ 56,000.00.

Gloria A. Smith
AFFIANT

Subscribed and sworn to before me this 24th day of May, 1996.

R. L. MOORE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

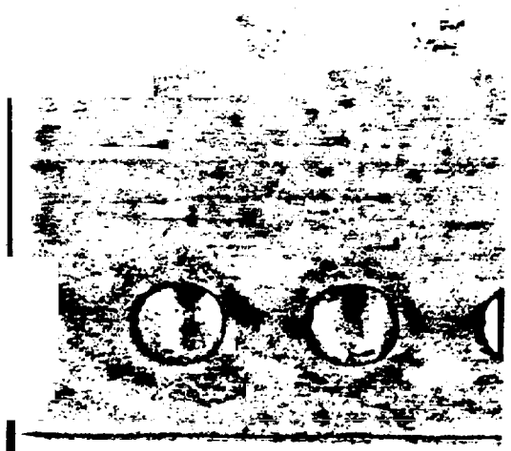
NOTARY PUBLIC
My Commission Expires: 11/20/96

96 MAY 30 AM 11
FELIX Z. WILSON II
DAVIDSON COUNTY

IDENTIF. & REFEREN

0186813

216.20





OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

RBOOK 10066 PG 177

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	56000.00
CON TX	207.20
PRFEE	1.00
MDEED	8.00
TOTAL	216.20
CHECK	216.20

05/30/96 01 11:17 0001 7074

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0186813
IDENTIF. ↑ REFERENCE

96 MAY 30 AM 11:12
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1044978