BOOK 10073 PG 37

THIS INSTRUMENT PREPARED BY:

Mitchell A. Watts, Attorney
2400 Crestmoor Road Suite 102
Nashville, Tennessee 37215

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $ 90,900.00

Affiant

Subscribed and sworn to before me, this 31st day of May 1996

Notary Public

My Commission Expires: 11-22-97

Address New Owner:	Send Tax Bills To:	Map & Parcel Nos.
STEWART DAY 1419 Benjamin Street Nashville, Tennessee 37206	FT Mortgage Companies P.O. Box 146 Memphis, Tennessee 38101	MAP 93-2 PARCEL 136

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of NINETY THOUSAND NINE HUNDRED AND NO/100----- ($ 90,900.00) DOLLARS, cash in hand paid by the hereinafter named Grantee s , the receipt of which is hereby acknowledged, , LINCOLN TRUST COMPANY CUSTODIAN FBO ROBERT BOND MILLER hereinafter called the Grantor has bargained and sold, and by these presents do transfer and convey unto STEWART DAY AND WIFE, SUSAN DAY hereinafter called the Grantee s , their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

BEING the westerly 50.0 feet of the westerly one-half of Lot No. 7 Block "A" on the Map of Weakley Place, Eastland as of record in Book 161, page 131, Register's Office for Davidson County, Tennessee.

SAID part of Lot No. 7 fronts 50.0 feet on the northerly side of Benjamin Street and runs back between parallel lines 250.0 feet to a dead line.

BEING the same property conveyed to Lincoln Trust Company Custodian FBO Robert Bond Miller by deed from Wilson Enterprises, Inc., of record in Book 9836, page 524, Register's Office for Davidson County, Tennessee.

0188654
IDENTIF. ↑ REFERENCE

96 JUN -4 PM 1:28
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

This is improved property known as 1419 Benjamin Street, Nashville, Tennessee 37206

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE s , their heirs and assigns, forever.

GRANTOR COVENANT s with the said GRANTEEs that it is lawfully seized and possessed of said land in fee simple, ha s good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated by the parties and assumed by Grantee(s).

2. Matters shown on the Plan of Weakley Place of record in Book 161 , page 131 , Register's Office for Davidson County, Tennessee.

GRANTOR___ FURTHER COVENANTs__ and binds himself___, his___ heirs and representatives to warrant and forever defend the title to the said GRANTEEs, their heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF I have hereunto set my hand on this the _____ day of May, 19 96

LINCOLN TRUST COMPANY CUSTODIAN FBO
ROBERT BOND MILLER

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BY: Georganna Roybal

ACKNOWLEDGED BY:

BY: Robert Bond Miller

MITCHELL NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

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 Robert Bond Miller, 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 31st day of May, 19 96.

My Commission Expires: 11/22/97

Notary Public

STATE OF Colorado
COUNTY OF Arapahoe

Before me, a Notary Public within and for the State and County aforesaid, personally appeared Georganna Roybal and _____ with whom I am personally acquainted and who upon her oath acknowledged herself to be the manager and _____ respectively of the LINCOLN TRUST COMPANY the within named bargainor, and corporation, and that she as such Manager 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 Georganna Roybal as such Manager, and attesting the same by the said _____ as such _____.

Witness my hand and official seal this 30th day of May, 19 96.

My Commission Expires: 1/19/99

Notary Public

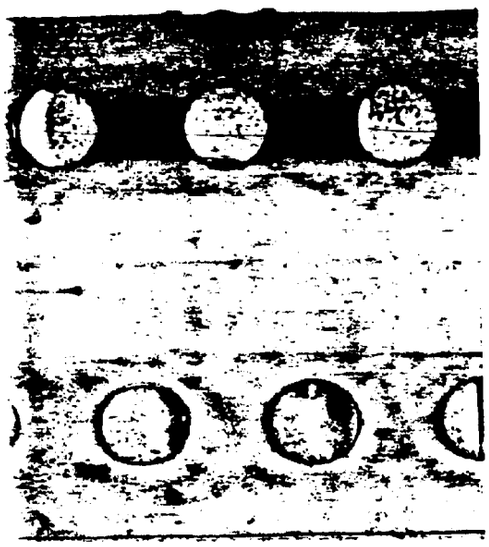
ANNIE A. SIGETY NOTARY PUBLIC STATE OF COLORADO

9023 05/04 0101 03CHECK 345.33

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE



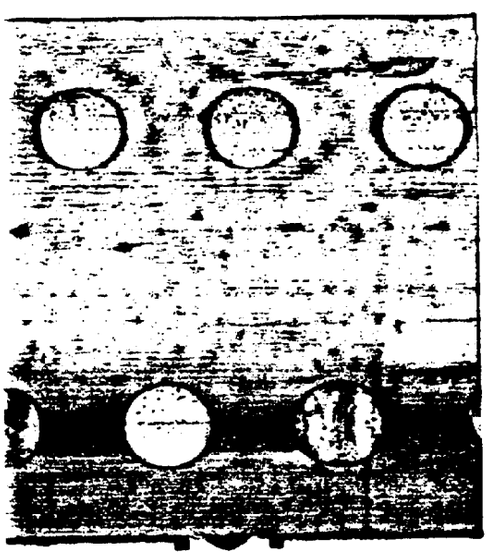
RECEIVED OF _____

FOR _____

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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 90900.00
				CON TX 336.33
				PRFEE 1.00
				WDEED 8.00
				TOTAL 345.33
				CHECK 345.33
06/04/96	01			13:30 0001 9023



RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0188654 IDENTIF. # REFERENCE

96 JUN -4 PM 1:28

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN.

No. 1046899