BOX 44

THIS INSTRUMENT PREPARED BY: **Wesley D. Turner** **GULLETT, SANFORD, ROBINSON & MARTIN, PLLC** 230 Fourth Avenue, North P. O. Box 198888 Nashville, Tennessee 37219-8888 (615) 244-4994	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is $225,000.00. Carol C. Fox **Affiant** Subscribed and sworn to before me, this 28th day of June, 1996. Justin D. Hilton Notary Public My Commission Expires: 8-30-99

Address New Owner As Follows:	Send Tax Bills To:	Map-Parcel Number:
Carol C. Fox	SunTrust Bank, Nashville, N.A.	
4405 Harding Place	P. O. Box 100100	130-07-026
Nashville, TN 37205	Atlanta, GA 30348	BM 08430

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, **JOHN SCOTT MILTON AND WIFE, CHRISTY GRIMES MILTON,** hereinafter called the Grantors, have bargained and sold, and by these presents does transfer and convey unto **CAROL C. FOX,** hereinafter called the Grantee, her heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 2 on the Plan of Bransford Realty Company's Subdivision of Lots Nos. 57, 58, 60, 61, 63 and 65, in the New Golf Club Subdivision, of record in Book 421, page 149, 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 John Scott Milton and wife, Christy Grimes Milton by deed from University of the South, of record in Book 9009, page 689, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. 1996 taxes, a lien but not yet due and payable, which have been prorated and assumed by Grantee. By acceptance of delivery of this instrument, Grantee assumes and agrees to pay such taxes as and when such become payable and to indemnify and hold harmless Grantors from liability and loss therefrom.

2. A pipe line across the rear of the premises, as shown on the survey of S. R. Sanford, Jr., Engineer, dated August 16, 1945.

This is improved property known as 4405 Harding Place, Nashville, TN 37205.

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, her heirs and assigns, forever; and we 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 further covenant and bind ourselves, our heirs and assigns, 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 person whomsoever.

WITNESS my hand this 28th day of June, 1996.

95 JUN 28 PM 4:41
REGISTER
DAVID

John Scott Milton

Christy Grimes Milton

019821
RECEIPT # REFERENCE
9376 06/28 0101 03CHECK 841.50

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **John Scott Milton,** the within named bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 28th day of June, 1996.

Notary Public

My Commission Expires: 5-30-99

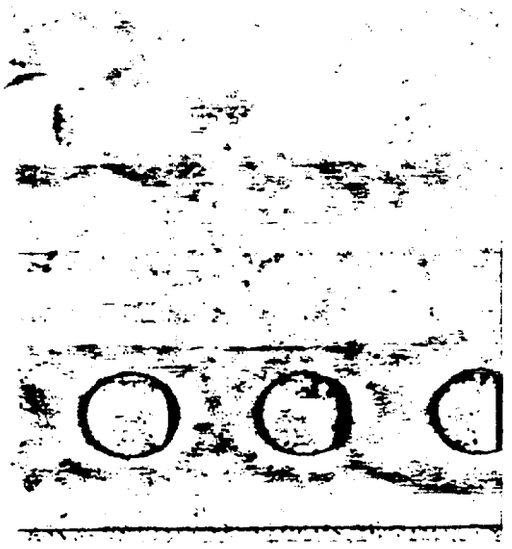
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

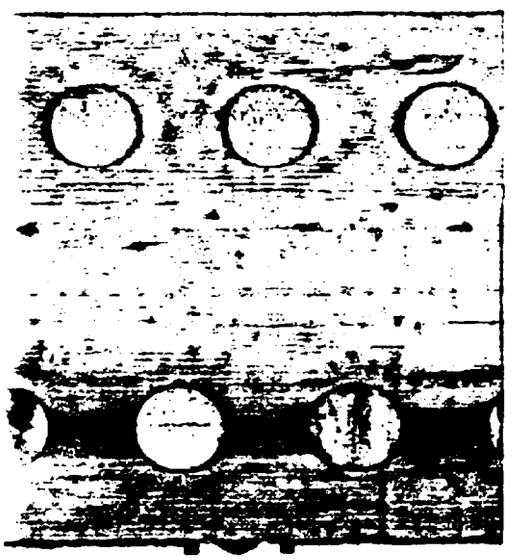
Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Christy Grimes Milton,** the within named bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 28th day of June, 1996.

Notary Public

My Commission Expires: 5-30-99





OFFICIAL RECEIPT

FELIX Z WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10103 PG 769

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	
				225000.00
			CDN TX	832.50
			PRFEE	1.00
			WDEED	8.00
			TOTAL	841.50
			CHECK	841.50
06/28/96		01	16:48 0001	9376

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0198218
IDENTIF. ↑ REFERENCE

96 JUN 28 PM 4:41

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN.

No. 1057124