BOOK 10116 PG 261

WARRANTY DEED

State of Tennessee)
County of Davidson)

The actual consideration or value, whichever is greater, for this transfer is $ 35,000.00

Affiant

Sworn to and subscribed before me this 9th day of July, 1996.

NOTARY PUBLIC

My Commission Expires: 11/28/98

This instrument prepared by:

ROBERT F. SPANN, Attorney
First American Center, Suite 1545
315 Deaderick Street
Nashville, Tennessee 37238-1545
615/242-2525

96 JUL 10 AM 10:42

PICK-UP

0201958

IDENTIF. & REFERENCE

ADDRESS - NEW OWNER:	SEND TAX BILLS TO:	MAP/PARCEL NUMBER:
Betsy Bass Miller	Same	Map 118-1
405 W. Brookfield Avenue		Par. 219
Nashville, Tn 37205		

FOR AND IN CONSIDERATION of the sum of ten dollars, cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, Wilson Enterprises, Inc., hereinafter called Grantor, has bargained and sold, and by these presents does transfer and convey unto Betsy Bass Miller, hereinafter called Grantee, her heirs and assigns, forever, a certain tract or parcel of land situated in Davidson County, State of Tennessee, described as follows, to-wit:

Being Lot 12 on the Plan of Idlewild of record in Book 161, page 120, Register's Office for Davidson County, Tennessee.

Said Lot No. 12 fronts 50 feet on the north side of Halcyon Avenue and runs back between parallel lines 150 feet to an alley.

Being the same property conveyed Wilson Enterprises, Inc., by deed from Lester McClain and wife, Virginia W. McClain of record in Book 10084, page 855, Register's Office for Davidson County, Tennessee, said property having been incorrectly described in said deed as being Lot No. 12 on the Plan of Idlewild of record in BOok 181, page 180, Register's Office for Davidson County, Tennessee.

This is improved property known as 1014 Halcyon Avenue, Nashville, TN 37204.

This conveyance is made subject to all easements, covenants, reservations, and restrictions which may be of record in said Register's Office.

TO HAVE AND TO HOLD the said property, with all appurtenances, estate, title, and interest thereto belonging to the Grantee, her heirs and assigns forever; and I do covenant with the said Grantee that I am 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 I do

further covenant and bind myself, my heirs, assigns 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 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 9 day of July, 1996.

WILSON ENTERPRISES, INC.

BY: _____
Hal Wilson, Secretary

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Hal Wilson, the Secretary for Wilson Enterprises, Inc., the bargainor, to me personally known (or proved to me on the basis of satisfactory evidence), and who acknowledged that he was duly authorized to execute the foregoing instrument for the purposes therein contained.

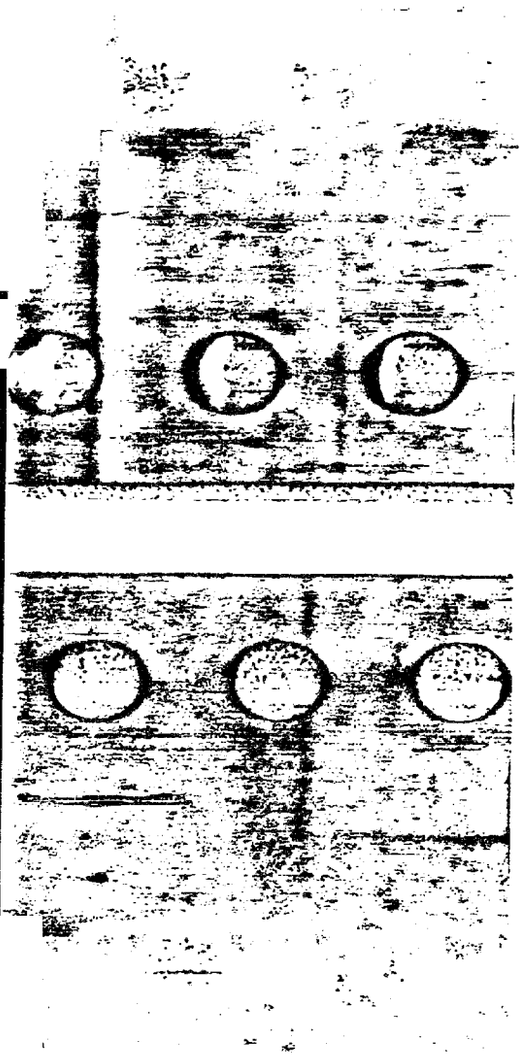
WITNESS my hand and official seal this 9 day of July, 1996.

_____
NOTARY PUBLIC

My Commission Expires: 9-26-98

3440 07/10 0101 03CHECK 138.50

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



RECEIVED OF _____

FOR _____

BOOK 10116 PG 263

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 35000.00
CON TX 129.50
PRFEE 1.00
WDEED 8.00
TOTAL 138.50
CHECK 138.50

07/10/96 01 10:50 0001 3440

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0201958
IDENTIF. ↑ REFERENCE

96 JUL 10 AM 10:42

FELIX Z. WILSON, II, REGISTER
DAVIDSON COUNTY, TENN.

No. 1061143