BOOK 10247 PG 848

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 97,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st DAY OF October 19 96

J. PHILLIP JONES
Notary Public

MY COMMISSION EXPIRES: November 27, 1999
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
TATUM & JONES, ATTORNEYS, 2001 CHARLOTTE AVENUE, SUITE 200, NASHVILLE, TN 37203

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
RICHARD D. MILLER	FT MORTGAGE COMPANIES D/B/A	116-4-208
(NAME)	**FIRST TENNESSEE** (NAME) **MORTGAGE**	
171-A KENNER AVENUE	P. O. BOX 146	07DA-91136
(ADDRESS)	(ADDRESS)	
NASHVILLE, TN 37205	MEMPHIS, TN 38101	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, I. DYKE TATUM AND WIFE, JANET W. TATUM AND PATRICIA A. ROSS **(FORMERLY KNOWN AS PATRICIA A. SHEARON AND PATRICIA ANN SHEARON), AND HUSBAND, KELLY M. ROSS** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO RICHARD D. MILLER, **UNMARRIED**

HEREINAFTER CALLED THE GRANTEES, THEIR 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. 63B, on the Plan of Zone Lot Division of Lot Number 63 (Northerly Half) Kenner-Mannor Land Co.'s 2nd Subdivision of the Kenner Tract, of record in Book 6250, page 293, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate legal descripcion.

BEING the same property conveyed to I. DYKE TATUM AND WIFE, JANET W. TATUM, by deed from David M. Shearon and wife, Patricia A. Shearon, of record in Book 6461, page 959, Register's Office for DAVIDSON County, Tennessee. The said DAVID M. SHEARON AND PATRICIA A. SHEARON have since divorced. I. DYKE TATUM AND WIFE, JANET W. TATUM conveyed a forty percent (40%) undivided interest unto PATRICIA ANN SHEARON, now known as PATRICIA A. ROSS, by Quitclaim Deed of record in Book 8293, page 133, Register's Office for DAVIDSON County, Tennessee.

The property herein conveyed is subject to restrictive covenants of record in Book 6250, page 293, said Register's Office, and to the matters set forth in the above referenced plan of record.

KELLY M. ROSS, husband of PATRICIA A. ROSS, joins in to convey any interest he may have by reason of his marital status in subject property.

*** CONTINUED ***

unimproved ( )
This is improved (X) property, known as 171-A KENNER AVENUE, NASHVILLE, TN 37205
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, their 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 our hand S this 31st day of October 19 96

I. DYKE TATUM

JANET W. TATUM

PATRICIA A. ROSS

KELLY M. ROSS

BOOK 10247 PG 849

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 L. DYKE TATUM AND WIFE, JANET W. TATUM AND PATRICIA A. ROSS AND HUSBAND, KELLY M. ROSS

the bargainor S 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, Tennessee, this 31st day of October, 19 96.

Commission expires November 27, 1999

J. PHILLIP JONES Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ 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 _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____ 19_____.

My commission expires _____

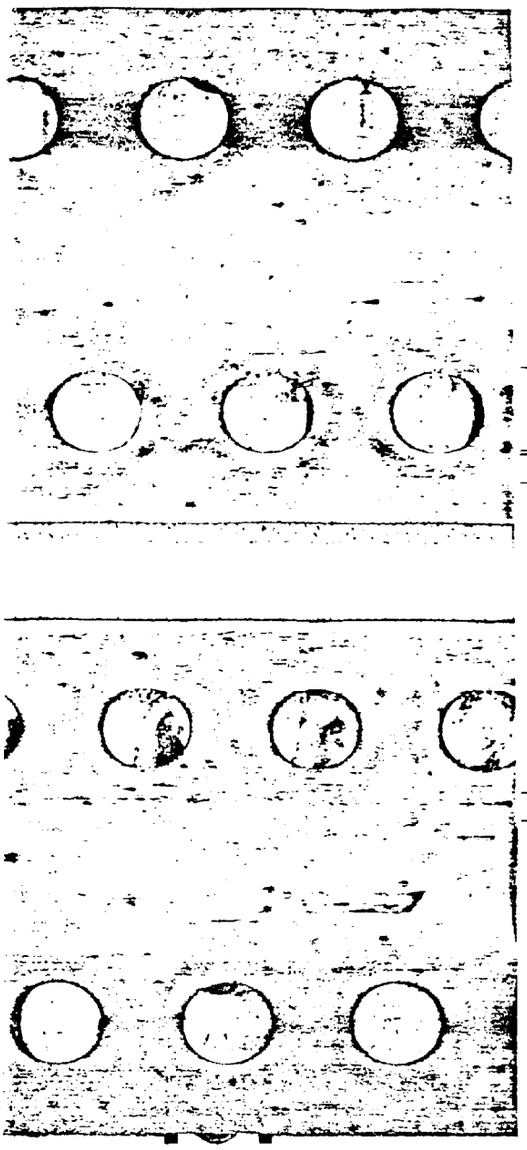
_____
Notary Public

*** SOURCE OF DESCRIPTION: ABOVE PLAT OF RECORD

0243057
IDENTIF. & REFERENCE

96 NOV -4 AM 10:59
REGISTER'S OFFICE
DAVIDSON COUNTY, TN.

7501 11/04 0101 03CHECK 367.90



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10247 PG 850

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
			CHMT	~~97000.00~~
			CON TX	358.90
			PRFEE	1.00
			WDEED	8.00
			TOTAL	367.90
			CHECK	367.90
		11/04/96	01	11:01 0001 7501

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

024305.7

IDENTIF. & REFERENCE

'96 NOV -4 AM 10:19

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 1084435