This Instrument Prepared By:
HAROLD REEVES, ATTORNEY P.C.
5111 Maryland Way, Ste. 205
Brentwood, TN 37027
(615) 221-0032

BOOK 10258 PG 698

ADDRESS NEW OWNER:
Laura Schelton
3736 Hillbrook Drive
Nashville, TN 37211

SEND TAX BILL:
To Mortgagee

MORTGAGEE:
First Commercial Mortgage Company
400 West Capitol
Little Rock, AR 72201

MAP AND PARCEL:
MAP 148-1
PARCEL 95

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, Kevin Miller, Trustee and Dan Miller, Beneficiary, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Laura Schelton, 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:

BEING land in Davidson County, Tennessee, being Lot No. 10 on the Plan of Hillbrook, Section 2, as of record in Plat Book 3300, Page 12, Register's Office for said County.

Said Lot No. 10 fronts 102 feet on the east side of Hillbrook Drive and extends back 142.4 feet on the north line and 140 feet on the south line, to a dead line in the rear which measures 42 feet.

Being the same property conveyed to Kevin Miller, Trustee , by deed from Charles Griffith, unmarried of record in Book 9046, Page 424, Register's Office for Davidson County, Tennessee.

AS AN ADDITIONAL CONSIDERATION FOR THIS CONVEYANCE, GRANTEES HEREIN HEREBY ASSUME AND AGREE TO PAY THE UNPAID BALANCE NOW DUE ON THAT CERTAIN DEED OF TRUST SECURED BY AND IDENTIFIED IN THAT CERTAIN DEED OF TRUST IN FAVOR BAILEY MORTGAGE COMPANY FILED 1st DAY OF JANUARY, 1989, AND RECORDED OF RECORD IN BOOK 7745, PAGE 908, REGISTER'S OFFICE, DAVIDSON COUNTY, TENNESSEE.

This is the same description as in previous deed of record.

Subject to Restrictive Covenants of record in Book 3277, Page 482 and amended in Book 3286, Page 375, Register's Office, Davidson County, Tennessee.

Subject to all matters on Plan of record in Book 3300, Page 12, Register's Office, Davidson County, Tennessee.

1076 11/14 0101 03CHECK 363.79

This is improved property known as 3736 Hillbrook Drive, Nashville, TN 37211.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Laura Schelton, unmarried, their heirs and assigns, forever; and we, Kevin Miller and Dan Miller 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 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 shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this the 8th day of November, 1996.

BK/1025 PG699

Kevin Miller, Trustee

Dan Miller, Beneficiary

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Kevin Miller, Trustee and Dan Miller, Beneficiary the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within Warranty Deed for the purposes therein contained. Witness my hand and official seal at Brentwood, Tennessee, this the 8th day of November, 1996.

ANGELA POSTON-WILLIAMSON NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

NOTARY PUBLIC

My Commission Expires 5-23-98

My Commission Expires:

STATE OF TENNESSEE)
COUNTY OF Williamson)

The actual value or consideration, whichever is greater, for this transfer is $ 95,888.64.

AFFIANT

Subscribed and sworn to before me this 8th day of November, 1996.

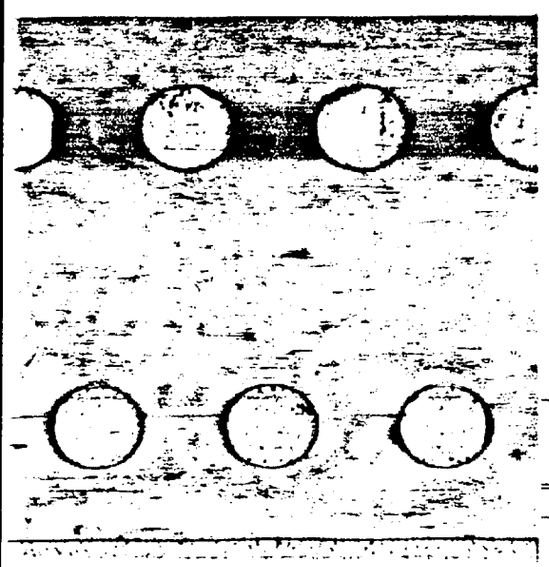
ANGELA POSTON-WILLIAMSON NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
My Commission Expires:

My Commission Expires 5-23-98

0246365
IDENTIF. ↑ REFERENCE

96 NOV 14 AM 8:40
FELIX Z. WILSON III REGISTER
DAVIDSON COUNTY, TN.



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

RECEIVED OF _____

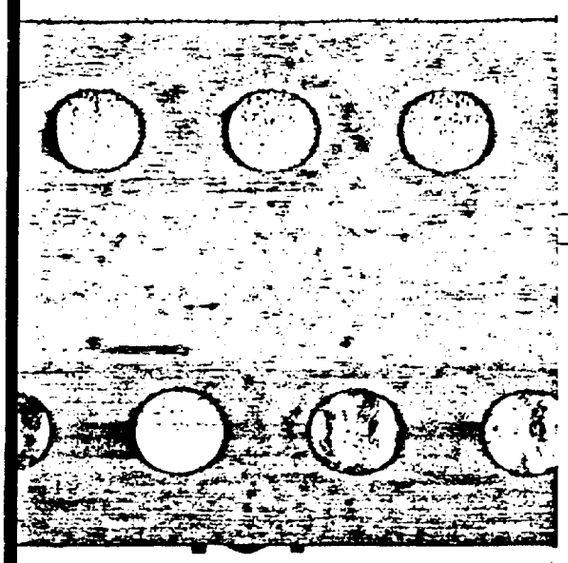
FOR _____

BOOK 10258 PG 700

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	95888.64
			CON TX	354.79
			PRFEE	1.00
			WDEED	8.00
			TOTAL	363.79
			CHECK	363.79
11/14/96	01		08:44 0001	1076

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



0246365
IDENTIF. ↑ REFERENCE

96 NOV 14 AM 8:40
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1087964