Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #240
Nashville, TN 37215

39-B
File #97-1011

BOOK 10332 PG 358

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Russell Eugene Miller Jr.,** and wife **Susan A. Howell Miller**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Damon Fierro,**
hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, Being the westerly 1/2 of Lot No. 12 on the Map of Sunset Park Subdivision, of record in Book 332, Page 132, Register's Office for Davidson County, Tennessee.

Said part of Lot No. 12 fronts 50 feet on the northerly side of West Linden, formerly Sunset, Avenue, and runs back between lines 163.5 feet more or less, on the easterly line and 163.7 feet on the westerly line to a dead line, measuring 50 feet, more or less, thereon.

Being the same property conveyed to Russell Eugene Miller Jr., a single person, in Book 8673, Page 854, RODC, and further conveyed to Russell Eugene Miller Jr., and wife Susan A. Howell Miller by Quitclaim deed from Russell Eugene Miller Jr., recorded herewith.

The property conveyed herein is subject to matters shown on the recorded plan, and to applicable easements and restrictions of record.

97 JAN 29 PM 3:03

0257332

This is improved property, known as: 2712 West Linden Avenue, Nashville, TN 37212

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, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seised and possessed of said of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's 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 THE EXECUTION HEREOF this 28th day of January, 1997 3941 01/29 0101 03CHECK 564.00

Russell Eugene Miller Jr.

Susan A. Howell Miller

BOOK 10332 PG 359

State of Tennessee)
County of Davidson)

On this the 28th day of January, 1997, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named **Russell Eugene Miller Jr., and Susan A. Howell Miller**, the bargainor(s), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary Public

My Commission Expires: MAY 23, 1998

TAMI A. BOSCHEE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TENN.

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: **$150,000.00**.

Affiant

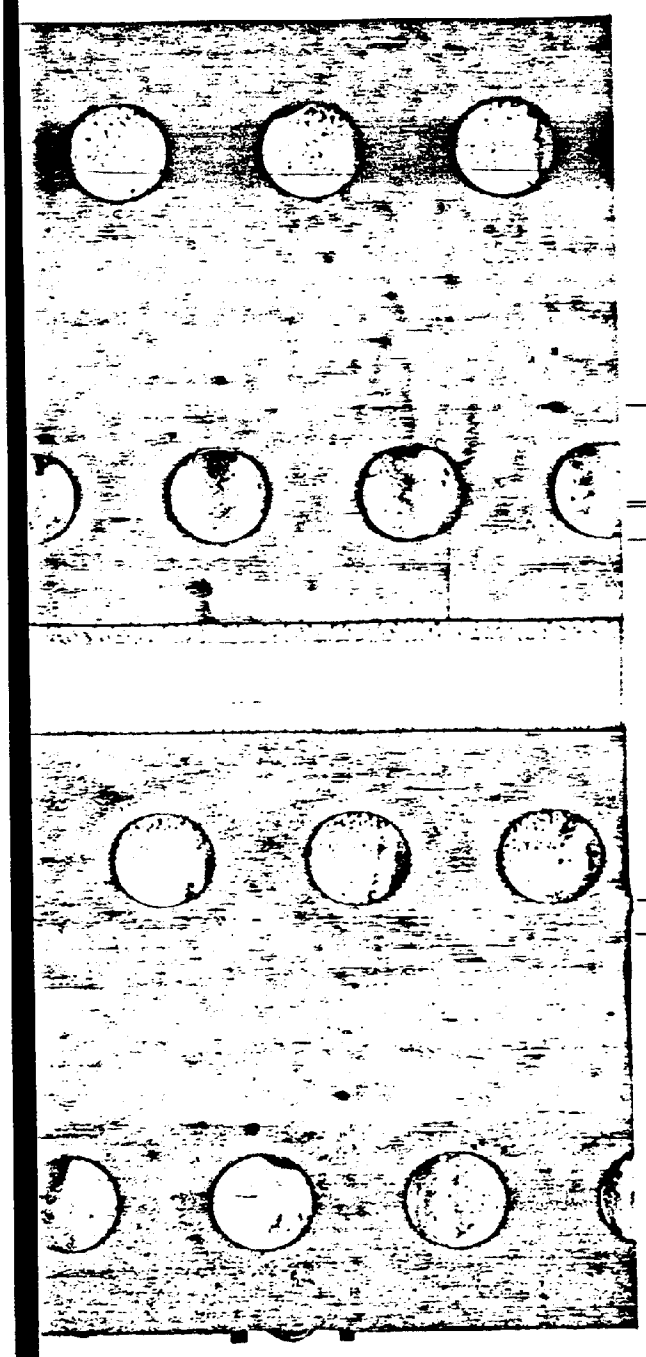
Sworn and subscribed before me on this the 28th day of January, 1997.

Notary Public

My Commission Expires: MAY 23, 1998

TAMI A. BOSCHEE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TENN.

NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:	TAX MAP-PARCEL #:
Damon Fierro 2712 West Linden Avenue Nashville, TN 37213	SAME	104-15-138



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10332 PG 360

CO - CONVEYANCE
MO - MORTGAGE
WD - WARRANTY DEED
TD - TRUST DEED

CC - CERTIFIED COPY
REL - RELEASE
UCC - UNIFORM COMMERCIAL CODE

MISC - MISCELLANEOUS
CO TX - STATE TAX CONVEY
MO TX - STATE TAX MORT
PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			CAMT	150000.00
			CON TX	555.00
			PRFEE	1.00
			WDEED	8.00
			TOTAL	564.00
			CHECK	564.00
01/29/97	01	15:05	0001	8941

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0267932

IDENTIFICATION/REFERENCE

97 JAN 29 PM 3:03

REGISTER
DAVIDSON COUNTY, TN.

No. 1111406