File in Box No. 19 B

WARRANTY DEED

SCOTT D WEISS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN

BOOK 10393 PG 856

STATE OF TENNESSEE #97-2-20-B
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 92,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st DAY OF March 19 97

Notary Public

MY COMMISSION EXPIRES: July 24, 1999
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
PETER WEISS, ATTORNEY AT LAW, 761 Old Hickory Blvd, Suite 102, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
SARAH E. SEEPE (NAME)	CTX MORTGAGE COMPANY (NAME)	MAP 073-11
2401-2403 Cabin Hill Road (ADDRESS)	P. O. Box 199077 (ADDRESS)	PARCEL 106
Nashville, TN 37214 (CITY) (STATE) (ZIP)	Dallas, Texas 75219-9077 (CITY) (STATE) (ZIP)	FB #03DZ-47570

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, CHARLES R. McMILLAN, A MARRIED MAN

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO SARAH E. SEEPE, AN UNMARRIED WOMAN

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, being Lot No. 29 on the Revised Plan of Sunset View, Section 1, as of record in Book 2663, Pages 27 and 28, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

BEING the same property conveyed to Charles R. McMillan, by Deed from John Edward Peters, of record in Book 6191, Page 542, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

SUSAN S. McMILLAN, spouse of the above named Charles R. McMillan, joins in this conveyance for the purpose of releasing any and all rights she may have in and to the above described property, especially her marital rights.

3749 04/01 0101 [illegible]

unimproved ( )
This is improved (X) property, known as 2401-2403 Cabin Hill Road, Nashville, TN 37214
(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 March, 1997

Charles R. McMillan
CHARLES R. McMILLAN

Susan S. McMillan
SUSAN S. McMILLAN

BOOK 10398 PG 857

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 CHARLES R. McMILLAN AND WIFE, SUSAN S. McMILLAN

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 Brentwood, Tennessee, this 31st day of March 1997.

Commission expires July 24, 1999

Notary Public

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

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 _____

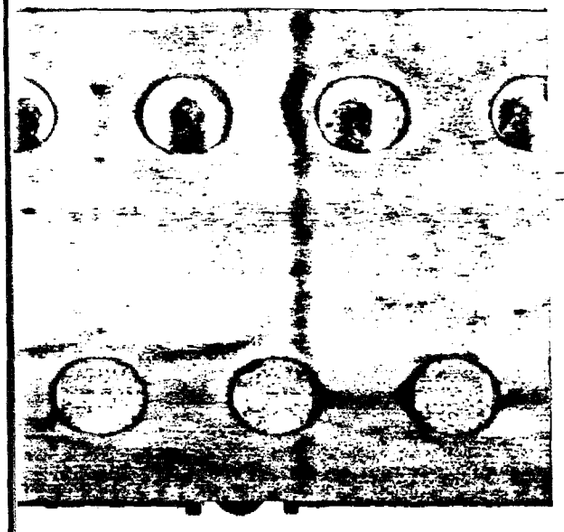
Notary Public

0289244
IDENTIF. A REFERENCE

97 APR -1 PM 2:05
FELIX Z. WILSON III REGISTER
DAVIDSON COUNTY, TN.







OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10398 PG 858

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

DMRT 92900.00
CO TX 340.73
PRFEE 1.00
MRTEE 8.00
TOTAL 350.73
CHECK 350.73

04/01/97 01 14:05 0001 374

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0289244
IDENTIF. # REFERENCE

97 APR -1 PM 2:05
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1134020