BOOK 10404 PG 369

THIS INSTRUMENT PREPARED BY:

Mitchell A. Watts, Attorney
2400 Crestmoor Road Suite 102
Nashville, Tennessee 37215

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $ 139,000.00

Affiant

Subscribed and sworn to before me, this 31st day of March 1997

Notary Public

My Commission Expires: 11-22-97

Address New Owner:	Send Tax Bills To:	Map & Parcel Nos.
LEILA B. MONTAGUE 1014 Halcyon Avenue Nashville, Tennessee 37212	NATIONSBANC MORTGAGE P.O. Box 35140 Louisville, Kentucky 40232	MAP 118-1 PARCEL 219

5095 04/03 0101 03CHECK 123.30

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of ONE HUNDRED THIRTY NINE THOUSAND AND NO/100- ---------- ($ 139,000.00) DOLLARS, cash in hand paid by the hereinafter named Grantee, the receipt of which is hereby acknowledged, I, BETSY BASS MILLER, MARRIED

hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto LEILA B. MONTAGUE, UNMARRIED

hereinafter called the Grantee, her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

BEING Lot No. 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 50.0 feet on the north side of Halcyon Avenue and runs back between parallel lines 150.0 feet to an alley.

BEING the same property conveyed to Betsy Bass Miller by deed from Wilson Enterprises, Inc., of record in Book 10116, page 261, Register's Office for Davidson County, Tennessee.

ROBERT BOND MILLER, spouse of Betsy Bass Miller, joins in this conveyance to convey any interest he may have in subject property, particularly any marital interest.

97 APR -3 AM 10:52
FELIX Z. WILSON III, REGISTER
DAVIDSON COUNTY, TN.

IDENTIFICATION REFERENCE
0290529

This is improved property known as 1014 Halcyon Avenue, Nashville, Tennessee 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, her heirs and assigns, forever.

GRANTOR COVENANT s with the said GRANTEE that she is lawfully seized and possessed of said land in fee simple, has good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated by the parties and assumed by Grantee(s).

2. Matters shown on the Plan of Idlewild of record in Book 161, page 120, Register's Office for Davidson County, Tennessee.

GRANTOR___ FURTHER COVENANTs__ and binds herself___, her___ heirs and representatives to warrant and forever defend the title to the said GRANTEE___, her___ heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF I have hereunto set my hand on this the 31st day of March, 19 97.

Betsy Bass Miller
BETSY BASS MILLER

Robert Bond Miller
ROBERT BOND MILLER

MITCHELL A. WATTS
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

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 BETSY BASS MILLER and ROBERT BOND MILLER, 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 this 31st day of March, 19 97.

Mitchell A. Watts
Notary Public

My Commission Expires: November 22, 1997

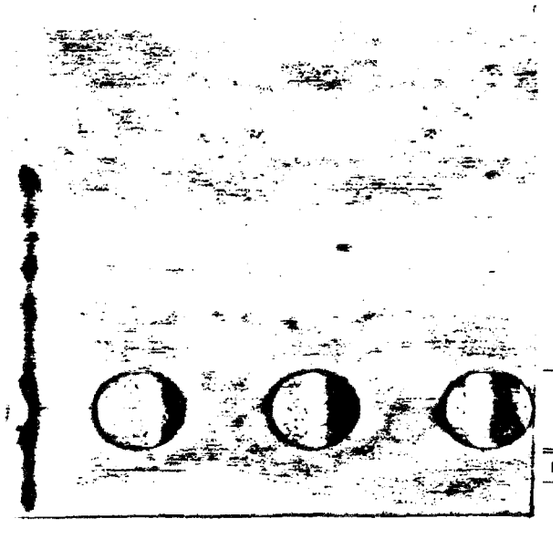
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

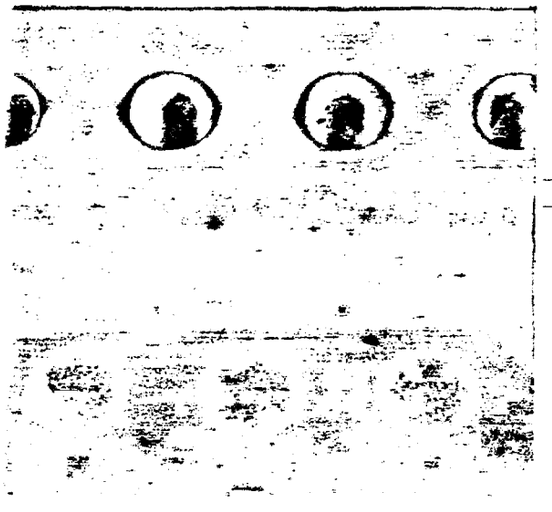
Before me, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath___ acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ 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 this _____ day of _____, 19 ____.

My Commission Expires: _____

_____
Notary Public





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

RECEIVED OF _____

FOR _____

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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 139000.00
CON TX 514.30
PRFEE 1.00
WDEED 8.00
TOTAL 523.30
CHECK 523.30

04/03/97 01 10:53 0001 5095

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0290529
IDENTIF. & REFERENCE

97 APR -3 AM 10:52
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1135350