0301050

BOOK 10441 PG 117

IDENTIF. & REFERENCE

MAIL ENV.

97 MAY -5 AM 9:15

FELIX E. [illegible] REGISTER
DAVIDSON COUNTY, TN.

319678

This Instrument Prepared By:
R. W. Hardison, Attorney at Law
219 W. Seventh Street
Post Office Box 1967
Columbia, TN 38402-1967

GENERAL WARRANTY DEED

This indenture is made and entered into this 30th day of April, 1997 between Timothy J. Miller and wife, Eileen H. Miller (hereinafter referred to as "GRANTOR") and Steve Dukes (hereinafter referred to as "GRANTEE").

For and in consideration of Ten Dollars ($10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, cash in hand paid, Grantor does by these presents, sell, transfer and convey unto grantee, the following described tract or parcel of land:

SEE "EXHIBIT A" ATTACHED HERETO AND INCORPORATED HEREIN BY REFERENCE.

NOTE: The legal description set forth above is the same property as contained in Grantor's previous deed of record and no new boundary survey is available.

To have and to hold the above-described tract or parcel of land, together with all rights, titles, interests, easements, appurtenances, and hereditaments thereto appertaining, to Grantee, its heirs and assigns forever in fee simple.

Grantor covenants with Grantee that Grantor is lawfully seized and possessed in fee simple of the above-described tract or parcel of land, that Grantor has the full, good and lawful right and authority to sell, transfer and convey the same, and that the above-described tract or parcel of land is unencumbered.

And, Grantor does warrant, and hereby binds its successors to title, to forever defend the title to the above-described tract or parcel of land against the lawful claims of all persons whatsoever, unto Grantee, its heirs and assigns.

In Witness Whereof, Grantor has set its hand(s) the date first above-written.

Timothy J. Miller

Eileen H. Miller

STATE OF TENNESSEE)

STATE OF TENNESSEE)
)
COUNTY OF WILLIAMSON)

Before me, the undersigned authority, a Notary Public in and for the aforesaid state and county, personally appeared Timothy J. Miller and wife, Eileen H. Miller, to me known to be the person(s) described therein (or who proved to me to be the same on a satisfactory basis) and who acknowledged that the foregoing instrument was executed for the purposes therein contained.

Witness my hand and seal at office in the aforesaid state and county this 30th day of April, 1997.

SEAL

NOTARY PUBLIC
COMMISSION EXPIRES: 5-16-99

OATH: I, the undersigned Affiant, do hereby swear or affirm that the actual consideration for transfer of the value of the property being transferred, which ever is greater, is $100,000.00.

AFFIANT

SWORN TO AND SUBSCRIBED BEFORE ME THE UNDERSIGNED THIS 30 DAY OF April, 1997.

SEAL

NOTARY PUBLIC
COMMISSION EXPIRES: 2-23-99

Send Tax Bills To:

CTX MORTGAGE COMPANY

P O BOX 199077

DALLAS, TX 75219

Owner:

Steve Dukes

5006 Dakota Avenue

Nashville, TN 37209

EXHIBIT A

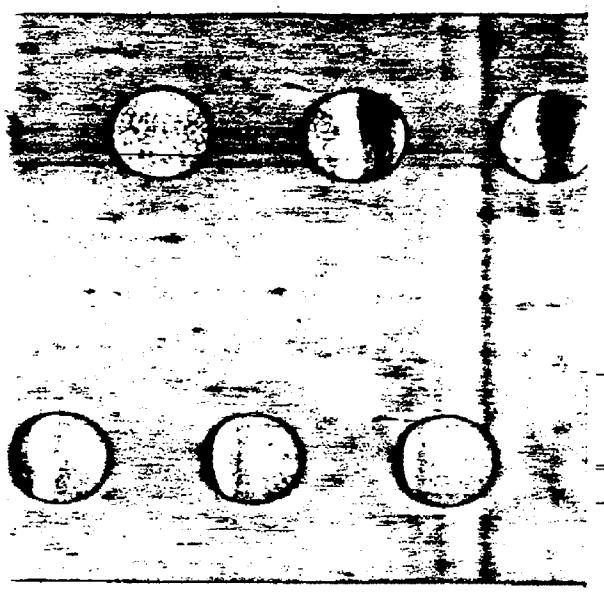
LAND in Davidson County, Tennessee, being part of the South part of Block 17, on the Plan of Realty Savings Bank & Trust Company's Revised Plan of the West Extension of Charlotte Park Company's 1st Addition, as shown on plat of record in Book 421, page 18, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

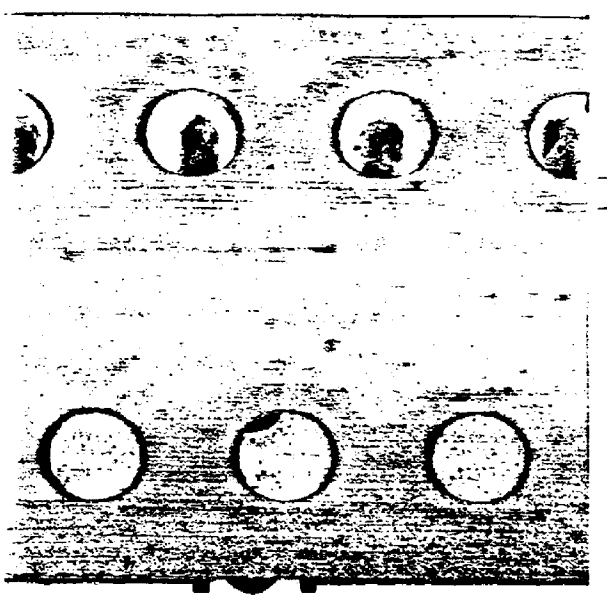
BEGINNING at a point in the north margin of Dakota Avenue, 110 feet east of the easterly margin of 51st Avenue, North; 150 feet to a point in the north margin of an alley; thence with the margin of said alley, easterly 50 feet to a point; thence southerly 1590 feet to the north margin of Dakota Avenue; thence westerly with the margin of the same, 50 feet to the beginning.

BEING the same property conveyed to Timothy J. Miller and wife, Eileen H. Miller by instrument dated May 4, 1994 of record in Book 9344 at page 982 in the Davidson County, Tennessee Register of Deeds office.

(Tax Parcel # 91-15-238)

6783 05/05 0101 03CHECK 383.00





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10441 PG 120

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	
				100000.00
			CON TX	370.00
			PRFEE	1.00
			WDEED	12.00
			TOTAL	383.00
			CHECK	383.00
05/05/97	01	09:16	0001	6783

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0301050

IDENTIF. & REFERENCE

97 MAY -5 AM 9:15

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1146854