THIS INSTRUMENT PREPARED BY:
HATCHER ESCROW COMPANY
113 SHIVEL DRIVE
HENDERSONVILLE, TENNESSEE 37075

OUR FILE NUMBER: 6245

BOOK 10477 PG 443

MAP/GROUP/PARCEL
073-06-0/003 00

NEW OWNER'S NAME AND ADDRESS:
Joe H. and Judith A. Cruz
3817 Moss Rose Drive
Nashville, TN 37216

SEND TAX BILLS TO:
New Owner

WARRANTY DEED

FOR GOOD CONSIDERATION, the receipt of which is hereby acknowledged, we, Isaac H. Mills, II, and wife, Cindy Clayton Mills, hereinafter called Grantors, do hereby transfer and convey unto Joe H. Cruz, and wife, Judith A. Mills, their heirs and assigns, hereinafter called Grantees, property described as follows:

LAND in Davidson County, Tennessee,

BEING Lot No. 3 on the Plan of Riverwood Terrace, Second Addition, is of record in Book 2083, Page 39, Register's Office for Davidson County, Tennessee, to which plan reference is here made for a more complete and accurate description

The subject property is improved property commonly known as 3817 Moss Rose Drive, Nashville, Tennessee.

BEING the same property conveyed to grantors herein by deed of record in Book 9046, Page 744, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land, with appurtenances, estate, title, and interest thereto belonging to said grantees. Grantors covenant with grantees that they are lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, except for current taxes, and restrictions and easements of record.

GRANTORS further covenant and bind themselves, their heirs, successors, and representatives to warrant and defend the title to the said land to Grantees, their heirs, successors, and assigns against the lawful claims of all persons whatsoever.

Isaac H. Mills, II

Cindy Clayton Mills

97 JUN -3 PM 1:51
FELIX ... REGISTER
DAVIDSON COUNTY, TN.

0311400
IDENTIF. → REFERENCE

STATE OF TENNESSEE
COUNTY OF SUMNER

PERSONALLY appeared before me, the undersigned authority, Isaac H. Mills, II, and wife, Cindy Clayton Mills, with whom I am personally acquainted, and made oath that they executed the foregoing instrument as their free act and deed and for the purposes therein contained.

DONE at offices in Hendersonville, TN, on this the 2nd day of June, 1997.

NOTARY PUBLIC

MY COMMISSION EXPIRES:
2-3-98

STATE OF TENNESSEE
COUNTY OF SUMNER

The actual consideration or value whichever is greater for this transfer is $119,900.00.

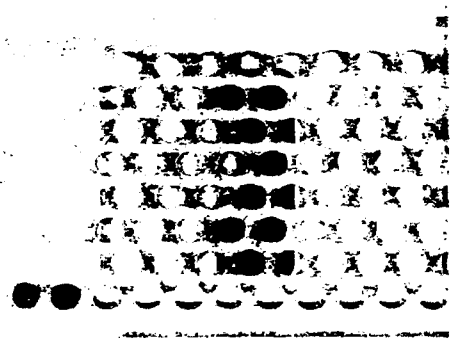
AFFIANT

Sworn to and subscribed before me this the 2nd day of June, 1997.

NOTARY PUBLIC

My Commission Expires:
2-3-98

81.93 06/03 0101 03CHECK 452-63



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

BOOK 10477 PG 445

RECEIVED OF _____

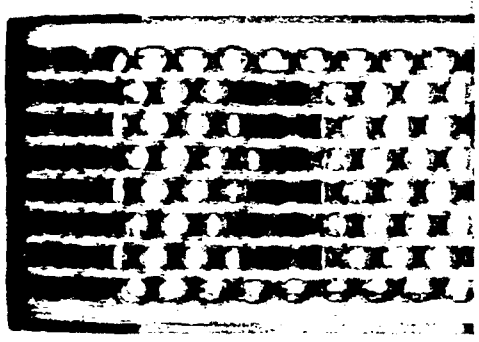
FOR _____

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 119900.00
CON TX 443.63
PRFEE 1.00
WDEED 8.00
TOTAL 452.63
CHECK 452.63

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK
06/03/97 01 13:58 0001 B163



03111400
IDENTIF. ↑ REFERENCE

97 JUN -3 PM 1:51
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No.1158096