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1.LO

BOOK 10484 PG 92

PREPARED BY:
COMMONWEALTH TITLE AGENCY OF NASHVILLE, INC.
333 GALLATIN ROAD SOUTH
MADISON, TN 37115

WARRANTY DEED

THIS INDENTURE is made and entered into this **5th** day of **June, 1997** between STEPHANIE A. MILLER, A MARRIED WOMAN, and WILLIAM S. MILLER, HER HUSBAND, GRANTORs, and TIM J. FULLER, UNMARRIED, GRANTEE.

W I T N E S S E T H: That for and in consideration of Ten Dollars ($10.00) and other good and valuable considerations, the receipt of which is hereby acknowledged, STEPHANIE A. MILLER, A MARRIED WOMAN, and WILLIAM S. MILLER, HER HUSBAND, hereinafter referred to as GRANTORs, do hereby bargain, sell, transfer and convey unto TIM J. FULLER, UNMARRIED, hereinafter referred to as GRANTEE, his/her successors, heirs and assigns, certain real estate located in DAVIDSON County, Tennessee, being more particularly described in Exhibit "A", which is attached hereto and incorporated herein by reference, together with all right, title and interest of GRANTORs in and to any easements and rights-of-way adjoining or abutting said real estate and any covenants and other rights appurtenant thereto (the "Property"). This conveyance of the "Property" and all covenants and warranties contained herein, are made expressly subject to the exceptions and other matters set forth in Exhibit "B", which is attached hereto and incorporated herein by reference.

This is improved property known as 1905 MARSDEN AVENUE, NASHVILLE, TN 37216 SM ~~37206~~.

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest unto GRANTEE, his/her heirs, successors and assigns forever. The GRANTORs do covenant and agree with the said GRANTEE that GRANTORs are lawfully seized and possessed of the said real estate and that GRANTORs have a good and lawful right to sell the same. The GRANTORs further covenant that the same is unencumbered except as otherwise set forth in Exhibit "B".

GRANTORs further covenant and bind himself/herself/themselves/itself, their successors, heirs and assigns, to warrant and forever defend the title to said GRANTEE, his/her successors, heirs and assigns, against the lawful claims of all persons whomsoever.

WILLIAM S. MILLER, husband of the Grantor herein, STEPHANIE A. MILLER, joins in the herein conveyance for the sole purpose of conveying any right, title and interest he may have in and to the property described herein, marital or otherwise.

WITNESS the hands and seals of GRANTORs on the day and year first above written.

Stephanie A. Miller
STEPHANIE A. MILLER,
Signature of Seller

W S Miller
WILLIAM S. MILLER
Signature of Seller

IDENTIFICATION REFERENCE 0313220

97 JUN -6 PM 12:14

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

0089 06/06 0101 03CHECK 316.40

INDIVIDUAL
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, STEPHANIE A. MILLER, A MARRIED WOMAN, and WILLIAM S. MILLER, HER HUSBAND, the within named bargainors, 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, at office, this **5th** day of **June, 1997.**

Notary Public

My Commission Expires: 5/28/2000

DENISE C. ALLIS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Name and Address of Property Owner:

TIM J. FULLER

Property Address:

1905 MARSDEN AVENUE
NASHVILLE, TN 37205

Person Responsible for Taxes:

COMMUNITY MORTGAGE CORPORATION
142 TIMBER DRIVE
CORDOVA, TN

Map & Parcel #: MAP 72-12, PARCEL 170

AFFIDAVIT OF VALUE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater is **$82,000.00** which amount is equal to, or greater than, the amount which the property, or interest in property transferred, would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me, a Notary Public, this **5th** day of **June, 1997.**

Notary Public

My Commission Expires: 5/28/2000

DENISE C. ALLIS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

EXHIBIT 'A'

LAND in the 15th Civil District of Davidson County, Tennessee, being Lot No. 302 on the Plan of Burchwood Gardens, Section III, as of record in Book 2900, page 116, Register's Office for Davidsopn County, Tennessee.

SAID Lot NO. 302 fronts 103.56 feet on the northerly side of Marsden Avenue and extends back 140.27 feet on the easterly line and 144.10 feet on the westerly li ne to a dead line in the rear, and measures 63.78 feet thereon.

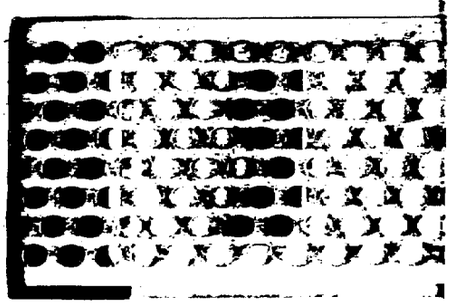
Being the same property conveyed pursuant to a Final Decree of Divorce, to STEPHANIE A. BOURNE, by Quitclaim Deed from Marshall D. Bourne, of record in Deed Book 6935, Page 499, Register's Office for DAVIDSON County, Tennessee. The said Stephanie A. Bourne since remarried and her husband joins in the herein conveyance for the purpose of conveying any right, title and interest he may have in and to the above-described property, marital or otherwise.

EXHIBIT 'B'

1. All REAL PROPERTY taxes for the year 1997 and subsequent years not yet due and payable (MAP 72-12, PARCEL 170, 1996 REAL PROPERTY TAXES ARE PAID IN THE AMOUNT OF 721.13).

2. All matters as set forth on the Plan of record in Plat Book 2900, page 116, said Register's Office, which plan includes a 70-foot minimum building setback line from Marsden Avenue; a 10-foot public utility and drainage easement along the northerly lot line; and a 2.5x30-foot anchor easement along the southwest corner of said lot.

3. Restrictive Covenants recorded in Deed Book 3131, page 116,
Register's Office for DAVIDSON County, Tennessee.



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

RECEIVED OF _____

FOR _____

BOOK 10484 PG 95

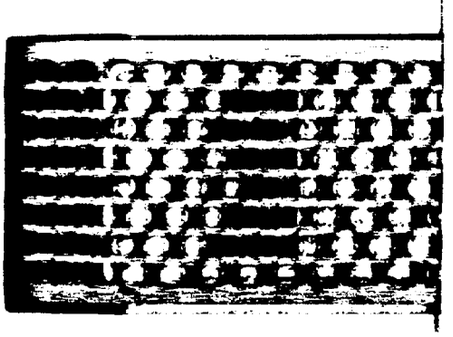
CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 82000.00
CON TX 303.40
PRFEE 1.00
WDEED 12.00
TOTAL 316.40
CHECK 316.40

06/06/97 01 12:15 0001 0089

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



03 | 3220
IDENTIF. ↑ REFERENCE

97 JUN -6 PM 12: 14
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1160005