Address New Owner:	Map-Parcel Numbers:	Send Tax Bills To:
Mark S. Miller 1906 18th Avenue South Unit 104M Nashville, Tennessee 37212	Map-Parcel 104-12-0-A-13	Same
This instrument prepared by: Boult, Cummings, Conners & Berry, PLC (CSS) BSW 414 Union Street, Suite 1600, P.O. Box 198062, Nashville, TN 37219		

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of One and No/100 Dollars ($1.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, **J. RICHARD CHAMBERS** (the "Grantor") has bargained and sold, and by these presents transfers and conveys to **MARK S. MILLER**, unmarried (the "Grantee"), certain land in Davidson County, State of Tennessee, being more particularly described in Exhibit A, which is attached hereto and incorporated herein by reference (the "Property").

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to the following:

1. Real estate taxes for the current year which have been prorated between the parties.

2. Matters shown on the Plan of record in Book 6258, page 718, Register's Office for Davidson County, Tennessee.

3. Restrictive covenants of record in Book 4626, page 719, Book 5356, Page 732, and Book 5356, page 739 , Register's Office for Davidson County, Tennessee.

4. The provisions of the Tennessee "Horizontal Property Act" as the same is set out in Sections 66-27-101 et seq. of the Tennessee Code Annotated, as amended, and is subject to the provisions and requirements thereof; and is subject to the By-Laws for the administration thereof; also subject to easements, rights and interest in favor of other unit owners and all sewer, water, electrical, telephone and other utility easements, now or hereafter established over, through or upon the land embracing the regime and buildings thereon; and also including without limitations all conditions, covenants, restrictions, options, burdens, assessments, and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of Magnolia Wedgewood Condominium of record in Book 6258, page 718, Register's Office for Davidson County, Tennessee, and the

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $48,000.00.

Mark Miller
Affiant

Subscribed and sworn to before me this 20th day of June, 1997.

Lee Anne Ellis
Notary Public
My Commission Expires: 11.22.97

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014580-000 06/18/97

Bylaws appended thereto of record in Book 6258, page 759, said Register's Office.

5. Charter of Magnolia Wedgewood Condominium Association, Inc. of record in Book 6258, page 776, Register's Office for Davidson County, Tennessee.

6. Rights of others in and to the common elements.

7. Rights or claims of tenants in possession not shown by the public records.

This is improved property, known as 1906 18th Avenue South, Unit 104M, Nashville, Tennessee 37212.

TO HAVE AND TO HOLD the Property, with all appurtenances, estate, title, and interest thereto belonging to the Grantee, forever.

Grantor covenants with the Grantee that the Property is free from all encumbrances made or suffered by Grantor, except to the extent otherwise set forth herein.

Grantor further covenants and binds himself to warrant and forever defend the title to the Property to the Grantee, its successors and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has executed this Deed this the 20th day of June, 1997.

J. RICHARD CHAMBERS

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, LEE ANNE ELLIS, the undersigned, a Notary Public in and for said County and State, the within named J. RICHARD CHAMBERS, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and seal, at office in Nashville, Davidson County, Tennessee, this the 20th day of June, 1997.

NOTARY PUBLIC

My Commission Expires: 11.22.97

LEE ANNE ELLIS NOTARY PUBLIC AT LARGE STATE OF TENN.

97 JUN 20 PM 3:45
FELIX Z. WILSON II, REGISTER
DAVIDSON COUNTY, TN.

IDENTIF. + REFERENCE
03118275

0422673.01
014580-000 06/18/97

EXHIBIT A

Unit 104M, of Magnolia Wedgewood Condominium created under Title 66, Chapter 27, Section 101, et seq., as amended, Tennessee Code Annotated, and as established by a Master Deed, of record in Book 6258, page 718, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the Common Elements appurtenant to said Unit as set forth in Exhibit A-1 of said Master Deed. Reference is hereby made to the Plat of Magnolia Wedgewood Condominium set forth in Exhibit A-2 of said Master Deed for a more complete identification and description of such Unit.

Being the same property conveyed to J. Richard Chambers by deed from Freeman-Webb Developers, Inc., of record in Book 6258, page 816, Register's Office for Davidson County, Tennessee. **SAID TRACT IS NOT THE PRINCIPAL RESIDENCE OF GRANTOR**

5738 06/20 0101 03CHECK 190.60

0422673.01
014580-000 06/18/97

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

RECEIVED OF _____

FOR _____

BOOK 10500 PG 747

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 48000.00
CON TX 177.60
PRFEE 1.00
WDEED 12.00
TOTAL 190.60
CHECK 190.60

06/20/97 01 15:46 0001 5738

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

03182175
IDENTIF. ↑ REFERENCE

97 JUN 20 PM 3:45
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No.1165377