0335972

IDENTIFICATION REFERENCE

THIS INSTRUMENT PREPARED BY:
LARRY R. WILLIAMS, ATTORNEY
329 Union Street
P.O. Box 190632
Nashville, Tennessee 37219-0632

97 AUG -8 PM 4:15

FELIX Z. [illegible] II REGISTER
DAVIDSON COUNTY, TN.

WARRANTY DEED

BOOK 10563 PG 640

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
SCOTT A. MILLER 307 Lynn Drive Nashville, Tennessee 37211	REGIONS MOTRGAGE, INC. 605 South Perry Street Montgomery, Alabama 36104	Map: 147-02 Parcel: 43

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, JAMES M. SYKES and wife, SALLYE S. SYKES (hereinafter "GRANTORS") have bargained and sold and do hereby allocate, transfer and convey unto the said SCOTT A. MILLER, a single person, (hereinafter "GRANTEE"), his heirs and assigns, a certain tract of real property located in Davidson, Tennessee, more particularly described as follows, to wit:

> LAND in Davidson County, Tennessee, being Lot No. 367 on the Plan of Caldwell Hall, Section III, as of record in Book 2900, page 131, Register's Office of Davidson County.
>
> SAID Lot. No. 367 fronts 90.0 feet on the southerly margin of Lynn Drive and extends back 182.7 feet on the easterly line and 165.1 feet on the westerly line to a broken line in the rear measuring 92.45 feet thereon.
>
> BEING the same property conveyed to James M. Sykes and wife, Sallye S. Sykes by deed from Robert L. Dorrill and wife, Nancy B. Dorrill of record in Book 4371, page 918, Register's Office of Davidson County, Tennessee.

This is improved real property known as **307 Lynn Drive, Nashville, Tennessee, 37211.**

TO HAVE AND TO HOLD said tract or parcel, with the appurtenances, estate, title and interest therein belonging to the said GRANTEE, his heirs and assigns forever.

The said GRANTORS do hereby covenant with the GRANTEE that they are lawfully seized and possessed of the said real property in fee simple and have good right to convey it and the same is unencumbered, except for:

1. Davidson County property taxes for 1997 which are prorated to the date of closing and assumed by the GRANTEE.

2. Matters set forth on the Plan of Caldwell Hall, Section III of record in Book 2900, page 131, Register's Office for Davidson County which shows a 30-foot minimum building set-back line from Lynn Drive, a 10-foot easement for public utilities and sewer and a 2.5 X 25-foot utility anchor easement.

3. Restrictive Covenants of record in Book 3164, page 222, Register's Office of Davidson County.

4. All other easements and restrictions of record, if any.

The said GRANTORS reserve possession of the subject property until September 1, 1997.

Except as set forth above, the undersigned GRANTORS do further covenant and bind themselves, their heirs and assigns to warrant and defend the title to said property to the said GRANTEE, his heirs and assigns against lawful claims of all other person or entities whomsoever.

WITNESS our hands this 8th day of August, 1997.

BOOK 10563 PG 641

JAMES M. SYKES

SALLYE S. SYKES

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JAMES M. SYKES and SALLYE S. SYKES, 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 and official seal at Nashville, Tennessee, this 8th day of August, 1997.

Notary Public

My Commission Expires:

11-25-2000

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $135,000.

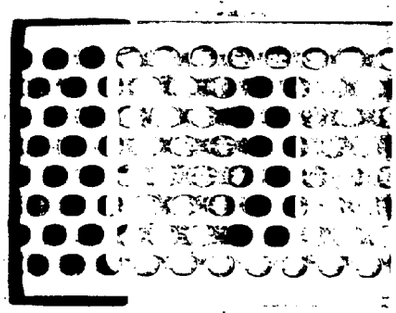
SCOTT A. MILLER

Subscribed and sworn to before me this 8th day of August, 1997.

NOTARY PUBLIC

My Commission Expires: 11-25-2000

5129 08/08 0101 03CHECK 509-50



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

RECEIVED OF _____

FOR _____

BOOK 10563 PG 642

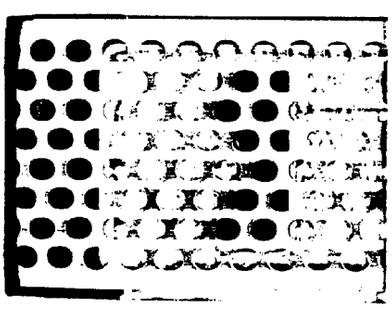
CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT
135000.00
CON Tx 499.50
PRFEE 1.00
WDEED 8.00
TOTAL 508.50
CHECK 508.50

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

08/08/97 01 16:22 0001 5129



0335972
IDENTIFICATION REFERENCE

97 AUG -8 PM 4:15
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1184715