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

BOOK 10572 PG 3

OUR FILE NUMBER: 6379

MAP/GROUP/PARCEL
048-00-0/017.00

NEW OWNER'S NAME AND ADDRESS:
Michael L. and Linda C. Cozine
4935 Clarksville Hwy.
Whites Creek, TN 37189

SEND TAX BILLS TO:
GMAC Mortgage Corporation
100 Witmer Road
Horsham, PA 19044

WARRANTY DEED

FOR GOOD CONSIDERATION, the receipt of which is hereby acknowledged, we, Lee Ann Mills Eley, unmarried, and Katherine R. Mills, and husband, Isaac Mills, hereinafter called Grantors, do hereby transfer and convey unto Michael L. Cozine, and wife, Linda C. Cozine, their heirs and assigns, hereinafter called Grantees, property described as follows:

SEE EXHIBIT A ATTACHED

The subject property is improved property commonly known as 4935 Clarksville Hwy., White Creek, Tennessee.

BEING the same property conveyed to grantors herein by deed of record in Book 9314, Page 235, Register's Office for Davidson County, Tennessee.

Isaac Mills, husband of Katherine R. Mills, joins in the conveyance of this property for the purpose of conveying any interest, marital or otherwise, which he may have in said property.

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.

Lee Ann Mills Eley
Lee Ann Mills Eley

Katherine R. Mills
Katherine R. Mills

Isaac H. Mills
Isaac Mills

7820 08/18 0101 03CHECK 399.65

IDENTIF. & REFERENCE
03388462

97 AUG 18 PM 3:08

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

EXHIBIT A

BEING a tract of land on the southwesterly margin of Clarksville Highway, and being all of the property described in Deed Book 6907, Page 673, Register's Office, Davidson County, Tennessee; and being further described according to a mortgage loan inspection made by Campbell Surveying Co., Inc., 2424 21st Ave. S., Suite 201, Nashville, TN 37212, License No. 1673, dated April 12, 1994, as follows:

BEGINNING at a point on the southwesterly margin of Clarksville Highway, said point being the northwest corner of Fred Graves in Deed Book 3848, Page 597, Register's Office, Davidson County, Tennessee, and being the easterly most corner of the herein described tract; thence along said southwesterly margin of Clarksville Highway, N 55 deg. 15 min. W, 225 feet to a point; thence S 24 deg. 25 min. W, 329.7 feet to a point; thence S 53 deg. 56 min. E, 250 feet to a point in the northwesterly margin of Fred Graves; thence N 20 deg. 26 min. E 340.5 feet to a point in the southwesterly margin of Clarksville Highway, being the point of beginning.

STATE OF TENNESSEE
COUNTY OF SUMNER

PERSONALLY appeared before me, the undersigned authority, Lee Ann Mills Eley, unmarried, and Katherine R. Mills, and husband, Isaac 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 7th day of August, 1997.

NOTARY PUBLIC

MY COMMISSION EXPIRES:
2-3-98

STATE OF TENNESSEE
COUNTY OF SUMNER

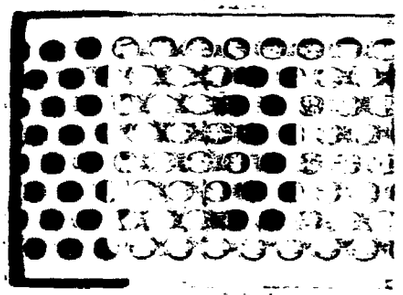
The actual consideration or value whichever is greater for this transfer is $104,500.00.

Lee Ann Mills Eley
AFFIANT

Sworn to and subscribed before me, this the 7th day of August, 1997.

NOTARY PUBLIC

My Commission Expires:
2-3-98



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

RECEIVED OF _____

FOR _____

BOOK 10572 PG 6

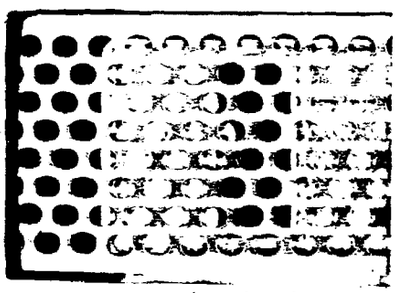
CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT
104500.00
CON TX 386.65
PRFEE 1.00
WDEED 12.00
TOTAL 399.65
CHECK 399.65

08/18/97 01 15:13 0001 7820

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



0338462
IDENTIF. ↑ REFERENCE

97 AUG 18 PM 3:08
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1187375