Box 52
FORM NO WD-1

BOOK 10595 PG 730

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICH EVER IS GREATER, FOR THIS TRANSFER IS $ 145,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF AUGUST 19 97

Notary Public

MY COMMISSION EXPIRES 12/6/99
(AFFIX SEAL)

NOTARY PUBLIC AT LARGE KILLI...

THIS INSTRUMENT WAS PREPARED BY
SATURN & MAZER, Attorneys, 212 Third Avenue, North, Nashville, Tennessee 37201
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
TOM MILLER et ux (NAME)	CAPSOURCE MORTGAGE CORPORATION (NAME)	129-8-73
6211 Harding Road (STREET ADDRESS OR ROUTE NUMBER)	14850 Quorum Drive, #550 (STREET ADDRESS)	7DZ 681
Nashville, TN 37205 (CITY) (STATE) (ZIP)	Dallas, Texas 75240 (CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE RICHARD DUITZ and wife, SHARON DUITZ

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO TOM MILLER and wife, BARBARA MILLER

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

BEING Lot No. 50 on the Plan of Section I, Warner Park Valley, of record in Book 3600, pages 12, 13 and 14, Register's Office for said County.

SAID Lot No. 50, which is a corner lot, fronts 121.0 feet on the northeasterly margin of Percy Warner Boulevard and fronts 115.0 feet on the southeasterly margin of U.S. Highay 70S or Harding Road, said frontages being joined by a curve having a length of 39.3 feet, and extends back 146.0 feet on the northeasterly line and 140.0 feet on the southeasterly line to a point of intersection.

BEING the same property conveyed to Richard Duitz and wife, Sharon Duitz by deed from Robert H. Braswell, a single person, of record in Book 5905, page 244, Register's Office for Davidson County, Tennessee.

0344998
IDENTIFICATION REFERENCE

07 SEP -4 PM 2:31
REGISTER
DAVIDSON COUNTY, TN.

4843 09/04 0101 03CHECK 547.35

This is unimproved / improved X property known as 6211 Harding Road, Nashville, Tennessee 37205
(House Number) (Street) (P O Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances estate, title and interest thereto belonging to the said GRANTEES their heirs and assigns forever and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered unless otherwise herein set out and we do further covenant and bind ourselves our heirs and representatives to warrant and forever defend the title to the said land to the said GRANTEES their heirs and assigns against the lawful claims of all persons whomsoever. Wherever used the singular number shall include the plural the plural the singular, and the use of any gender shall be applicable to all genders

Witness our hands this 29th day of August, 19 97

RICHARD DUITZ

Sharon Duitz
SHARON DUITZ

BOOK 10595 PG 731

STATE OF TENNESSEE }
Davidson County }

Personally appeared before me, THE UNDERSIGNED, a Notary Public in and for said County and State, the within named RICHARD DUITZ and wife, SHARON DUITZ

the bargainor S 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 29th day of August, 19 97.

Commission Expires 11/28/98

Notary Public

STATE OF TENNESSEE }
Davidson County }

Before me, _____ a Notary Public in and for the State and County aforesaid, personally appeared _____

with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the _____ of the _____ a corporation, and that he as such _____, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as _____.

Witness my hand and official seal at _____, _____, this _____ day of _____, 19____.

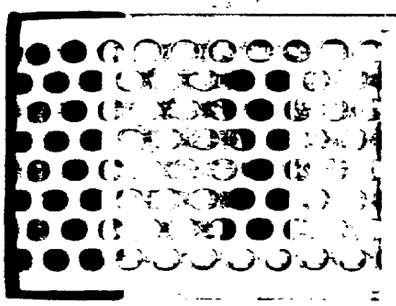
_____ Notary Public

Commission Expires _____

WARRANTY DEED

FROM

TO



OFFICIAL RECEIPT

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

BOOK 10595 PG 732

RECEIVED OF _____

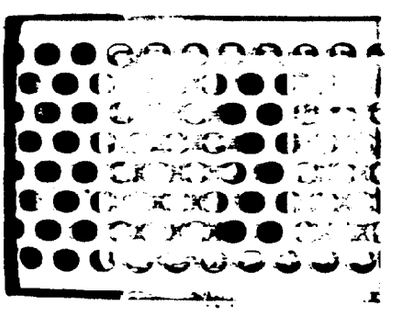
FOR _____

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	
	145500.00
CON TX	538.35
PRFEE	1.00
WDEED	8.00
TOTAL	547.35
CHECK	547.35

09/04/97 01 14:34 0001 4843



RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0344998
IDENTIFICATION REFERENCE

07 SEP -4 PM 2:31
REGISTER
DAVIDSON CO. TN.

No. 1194320