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This instrument prepared by:
SHERRARD & ROE, PLC (CLL)
424 Church Street, Suite 2000
Nashville, Tennessee 37219-3304

BOOK 10629 PG 346

WARRANTY DEED

Address New Owner(s):	Send Tax Bills To:	Map/Parcel Nos.
Melinda B. & Donald C. Miller	Same	103-13-36
6007 Dunham Springs Road		
Nashville, TN 37205		

FOR AND IN CONSIDERATION of Ten Dollars ($10.00) cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, Robert L. Bibb, Jr. (hereinafter referred to as the "Grantor"), does hereby, transfer and convey to Melinda B. Miller and husband, Donald C. Miller, (hereinafter referred to as the "Grantees") an undivided 75% interest in certain real estate being a certain tract or parcel of land in the County of Davidson, State of Tennessee (hereinafter referred to as the "Property"). and more particularly described as follows:

> Land in Davidson County, Tennessee, being Lot No. 51 on the Plan of Hillwood Estates, Section 5, as of record in Book 2133, page 55, Register's Office for said County, described as follows:
>
> Beginning on the easterly margin of Dunham Springs Road, formerly known as Jocelyn Hollow Road, at the corner of Lots Nos. 50 and 51; thence with the line between said two lots eastwardly 240 feet; thence north 86 deg. 15' east 70 feet; thence north 8 deg. 15' east 265 feet to the corner of Lots Nos. 51 and 52; thence with the line between said two lots westwardly 300 feet to the easterly margin of Dunham Springs Road, formerly known as Jocelyn Hollow Road; thence with same, southwardly 210 feet to beginning.
>
> Being the same property conveyed to Robert L. Bibb, Jr. and wife, Anita S. Bibb, of record in Deed Book 4603, Page 208, Register's Office for Davidson County, Tennessee. Anita S. Bibb having since died on January 1, 1996, and title vesting in Robert L. Bibb, Jr.
>
> This is improved property known as 6007 Dunham Springs Road, Nashville, TN 37205.

TO HAVE AND TO HOLD said Property with the appurtenances, estate, title, and interest thereto belonging to the said Grantees, and the Grantees' heirs, successors and assigns forever. Grantor covenants that he is lawfully seized and possessed of the Property in fee simple, has a good right to convey it and that the same is unencumbered, except for the following Permitted Exceptions:

1. Taxes for 1997 and subsequent years.
2. Restrictive covenants of record in Book 2246, Page 605, said Register's Office.
3. All matters shown on the Plan of record at Book 2133, Page 55, Register's Office for Davidson County, Tennessee.

Excepting only the Permitted Exceptions, Grantor further covenants and binds himself, his heirs, successors and representatives, to warrant and forever defend the title to the Property to the Grantees and to the Grantees' heirs, successors, and assigns against the lawful claims of all persons whomsoever.

IN TESTIMONY WHEREOF, GRANTOR has executed this deed effective as of the 30th day of September, 1997.

Robert L. Bibb, Jr.

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Before me, a Notary Public of the State and County aforesaid, personally appeared Robert L. Bibb, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), the within named bargainor, and that he acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office in Nashville, Tennessee, this 1st day of October, 1997.

Notary Public

My Commission Expires: 11-25-2000

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration, or value, whichever is greater for this transfer of property is $300,000.00 and no other monetary consideration.

Affiant

Sworn to and subscribed before me this 1st day of October, 1997.

Notary Public

My Commission Expires: 11-25-2000

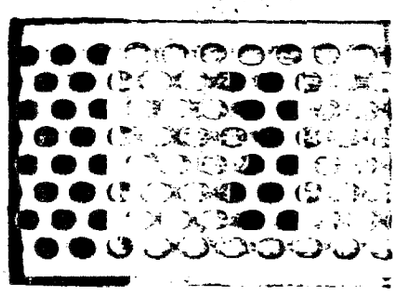
97 OCT -1 PM 3:03

0354426

IDENTIFICATION REFERENCE

1955 10/01 010 03CHECK 1119-00

141434.01 3357-0002



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

RECEIVED OF _____

FOR _____

BOOK 10629 PG 348

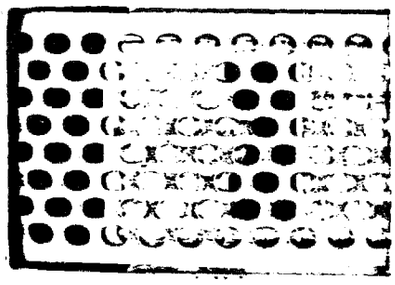
CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT	
	300000.00
CON TX	1110.00
PRFEE	1.00
WDEED	8.00
TOTAL	1119.00
CHECK	1119.00

10/01/97 01 15:06 0001 4955

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



0354426
IDENTIFICATION REFERENCE

97 OCT -1 PM 3:03

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN

No. 1204310