*** Return to: Castleman Title & Escrow 213 A Ward Circle Brentwood, TN 37027

THIS INSTRUMENT PREPARED BY: LARRY D. CRAIG, ATTORNEY AT LAW, 305 FOURTEENTH AVENUE, NORTH, NASHVILLE, TENNESSEE 37203

BK/10775PG602

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration of value whichever is greater, for this transfer is $75,000.00.

Affiant

Subscribed and sworn to before me this the 23rd day of January, 1998.

Notary Public

My Commission Expires: 6-13-2000

WARRANTY DEED

Address New Owner(s)as follows:	Send Tax Bills To:	Map-Parcel Numbers
James R. Millard 1408 Janie Avenue Nashville, Tennessee 37216	First Union Mortgage Corp. 1100 Corporate Center Drive/NC-4777 Raleigh, NC 27607-5066 Loan No. 8391364	Map 072-04-0 Parcel 255.00

For and in consideration of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration the receipt of which is hereby acknowledged, **we, Virginia L. Clark and Linda G. Bush, the sole heirs at law of A.R. Bush and wife, Marietta Bush, both deceased,** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey **unto James R. Millard**, hereinafter called the Grantee, his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, Being Lot No. 19 of Block E, Country Club Estates, of record in Book 843, Page 95, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description thereof.

Being the same property conveyed to A.R. Bush and wife, Marietta Bush, by deed from A.C. Breast and wife, Janie B. Breast, of record in Book 1025, Page 238, Register's Office for Davidson County, Tennessee.

The said Marietta Bush having since died on March 5, 1990, survived by Arthur R. Bush, her husband and tenant by the entireties; the said A.R. Bush having died on January 19, 1992, intestate, survived by his two daughters, to wit: Virginia L. Clark and Linda G. Bush, therefore being the sole heirs at law.

The aforedescribed property is not the principal place of residence of the Grantors herein.

This is improved property known as 1408 Janie Avenue, Nashville, Tennessee 37216.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the GRANTEE, his heirs and assigns, forever; and we do covenant with the said GRANTEE 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, 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 GRANTEE, his heirs and assigns, against the lawful claims of all persons whomsoever. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

BK/10775PG603

Witness our hands this 23rd day of January, 1998.

HEIRS AT LAW OF A.R. BUSH, DECEASED:

Virginia L. Clark
VIRGINIA L. CLARK

Linda G. Bush
LINDA G. BUSH

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a notary public in and for said County and State, the within named Virginia L. Clark and Linda G. Bush, the sole heirs at law of A.R. Bush and wife, Marietta Bush, both deceased, the 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 seal at Brentwood, Tennessee, this 23rd day of January, 1998.

NOTARY PUBLIC

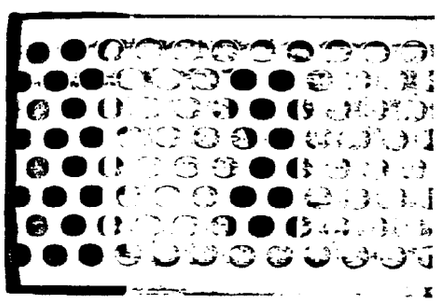
My Commission Expires: 6-13-2000

NOTARY PUBLIC STATE OF TENNESSEE AT LARGE

0395442
IDENTIF. ↑ REFERENCE

98 JAN 30 PM 1:34
FELIX Z. WILSON REGISTER
DAVIDSON COUNTY, TN.

7764 01/30 0101 03CHECK 286.50



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

RECEIVED OF _____

FOR _____

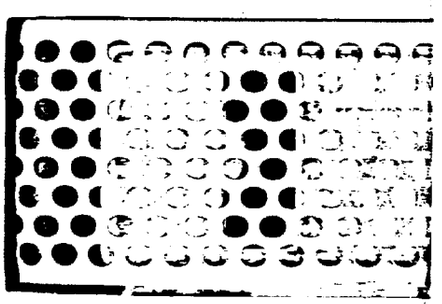
P.B. 10775 PG 604

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	75000.00
CON TX	277.50
PRFEE	1.00
WDEED	8.00
TOTAL	286.50
CHECK	286.50

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 01/30/98 01 12:44:00001 7764



0395442
IDENTIF. ↑ REFERENCE

98 JAN 30 PM 1:34

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1248340