STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $115,000.00.

Bart Wallace
Affiant

My Commission Expires: 3-3-99

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3rd DAY OF February, 1998.

Valerie D Wright
Notary Public

(AFFIX SEAL)

WARRANTY DEED

THIS INSTRUMENT PREPARED BY:
RONALD L. HOOPER, SR. ATTORNEY
101 Shepherd Hills Drive
Madison, Tennessee 37115

ADDRESS NEW OWNER	SEND TAX BILLS	MAP & PARCEL
BART WALLACE 514 RIVER ROUGE DRIVE NASHVILLE, TN 37209	**Crestar Mortgage Corporation** **901 Semmes Avenue** **Richmond, VA 23224**	90-16--154

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged,

We, **WAYNE MILLER, NANCYE WILLIS AND JUDITH KNOX**, (the "Grantors") have this day bargained and sold, and do hereby transfer and convey unto the said **BART WALLACE**, UNMARRIED (the "Grantee"), his successors and assigns, certain real estate located in Davidson County, Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 674 on the Plan of Charlotte Park, Section XI, as of record in Book 2900, pages 79 and 80, Register's Office for said County. Said lot fronts 75 feet on the northeasterly side of River Rouge Drive and runs back 183.1 feet on the northwesterly line and 179.5 feet on the southeasterly line to a dead line in the rear on which it measures 75 feet.

Being the same property conveyed to William Earl Miller and wife, Nancy Ruth Miller by deed of recored in Book 3641, page 47, Register's Office for Davidson County, Tennessee. The said William Earl Miller having predeceased Nancy Ruth Miller and the said Nancy Ruth Miller having since died and title being vested in the only heirs at law of Nancy Ruth Miller pursuant to the Last Will and Testament of Ruth Miller Probate No. 97P524.

This is improved property known as 514 River Rouge Drive, Nashville, TN 37209.

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantee, his successors, heirs and assigns forever, we covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and the same is unencumbered, except as stated herein.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their successors, heirs and assigns, against the lawful claims of all persons.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

WITNESS our hand(s) this the 3rd day of February, 1998.

Wayne Miller
WAYNE MILLER

Nancye Willis
NANCYE WILLIS

Judith Knox / by Wayne Miller
Attorney-in-Fact
JUDITH KNOX, by Wayne Miller Attorney-in-Fact pursuant to Power of Attorney as of record in Book 10791, page 825 Register's Office for said County.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County, and State, Wayne Miller and Nancye Willis, and Wayne Miller, Attorney-in-Fact for Judith Knox, the within named bargainors, with whom I am personally acquainted and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal this the 3rd day of February, 1998.

Valerie D. Wright
NOTARY PUBLIC

My Commission Expires: 3-3-99

VALERIE D. WRIGHT NOTARY PUBLIC DAVIDSON COUNTY, TN

IDENTIFICATION REFERENCE 0399961

98 FEB 11 PM 2:39

REGISTER DAVIDSON COUNTY, TN

2583 02/11 0101 03CHECK 434.50

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

RECEIVED OF _____

FOR _____

BOOK 10791 PG 828

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 115000.00
CON TX 425.50
PRFEE 1.00
WDEED 8.00
TOTAL 434.50
CHECK 434.50

02/11/98 01 14:41 0001 2583

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0399961
IDENTIF. & REFERENCE

98 FEB 11 PM 2:39
REGISTER
DAVIDSON COUNTY, TN.
FELIX Z. WILSON, II

No. 1253111