22

BK 10800 PG 429

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 230,000.00

Stephanie W. Miller
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19th DAY OF February 19 98

I. DYKE TATUM
Notary Public

MY COMMISSION EXPIRES: May 27, 2001
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
TATUM & JONES, ATTORNEYS, 2001 CHARLOTTE AVENUE, SUITE 200, NASHVILLE, TN 37203

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
WILLIAM S. MILLER, JR. (NAME)	SAME (NAME)	63-0-34 STA
1627 NEELY'S BEND ROAD (ADDRESS)	(ADDRESS)	11D-75660
MADISON, TN 37115 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, EMMA ELLER BROWN, UNMARRIED

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO WILLIAM S. MILLER, JR. AND WIFE, STEPHANIE W. 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:

LAND in DAVIDSON County, Tennessee, being the North 6.61 acres of Lot No. 4 and the easterly or rear part of Lot Nos. 5 and 6, on the Plan of BRANSFORD REALTY COMPANY'S SUBDIVISION OF THE WEST MORTON FARM, of record in Book 547, page 131, Register's Office for DAVIDSON County, Tennessee, and being more particularly described as follows:

BEGINNING at a point in the center line of NEELY'S BEND ROAD, at the corner of Lot Nos. 4 and 5, and being the Southwest corner of the property conveyed to Roy A. Buchanan by deed from H. Carlos Smith and wife, of record in Book 1341, page 13; thence along Smith's southerly line, easterly 1452 feet, more or less, to Smith's, now Buchanan's corner; thence North 03 degrees 15 minutes East 450 feet to a point in the North line of Lot No. 6; thence along the North line of said Lot No. 6, South 89 degrees 17 minutes East 539.6 feet, more or less, to an iron pipe at the Northeast corner of Lot No. 6; thence with the East line of Lot Nos. 6, 5, and 4, South 07 degrees 13 minutes West 602.9 feet; thence westerly 1840 feet, more or less, to the center line of Neely's Bend Road; thence with the center line of the same, North 15 degrees 15 minutes West 155.7 feet, to the point of BEGINNING.

BEING the same property conveyed to ROBERT BLACKBURN BROWN, JR. AND WIFE, EMMA ELLER BROWN, by deed from Dan Thomas Boone and wife, Johnny Marie

*** CONTINUED ***

This is improved (X) unimproved ( ) property, known as 1627 NEELY'S BEND ROAD, MADISON, TN 37115
(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 my hand this 19th day of February 19 98

EMMA ELLER BROWN
Emma Eller Brown

BOOK 10800 PG 430

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named EMMA ELLER BROWN, UNMARRIED

the bargainor ____ with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained. Witness my hand and official seal at NASHVILLE, Tennessee, this 19th day of February, 19 98

Commission expires May 27, 2001

I. DYKE TATUM Notary Public

*** LEGAL DESCRIPTION CONTINUATION

Boone, of record in Book 3930, page 273, Register's Office for DAVIDSON County, Tennessee. SAID parties have since divorced and ROBERT BLACKBURN BROWN, JR. conveyed his interest to EMMA ELLER BROWN, by Quitclaim Deed of record in Book 6924, page 236, Register's Office for DAVIDSON County, Tennessee.

Said property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the premises.

SOURCE OF DESCRIPTION: DESCRIPTION OF PREVIOUS DEED OF RECORD

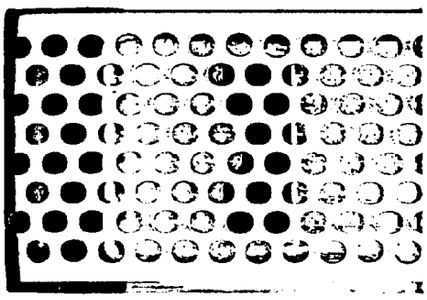
0402358
IDENTIFICATION REFERENCE
98 FEB 19 AM 10:52
DAVIDSON COUNTY TN

5185 02/19 0101 03CHECK 660.

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE



RECEIVED OF _____

FOR _____

BOOK 10800 PG 431

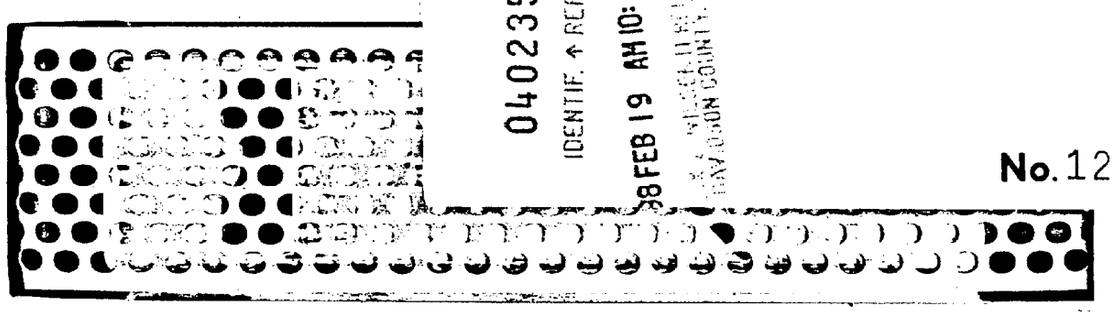
CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT	
	230000.00
CON TX	851.00
PRFEE	1.00
WDEED	8.00
TOTAL	860.00
CHECK	860.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 001 5195

0402358
IDENTIF. # REFERENCE
98 FEB 19 AM 10:52
REGISTER OF DEEDS
DAVIDSON COUNTY, TN



No. 1255687