This instrument prepared by:
HAYNES & FREEMAN, PLC
140 NORTH MAIN STREET
GOODLETTSVILLE, TN 37070

NEW OWNERs:	SEND TAX BILL TO:	MAP & PARCEL:
EDWARD A. BRANNAN 914 MATTHEWS AVE. NASHVILLE, TN 37073	2101 PONTOTOC NASHVILLE, TN 37206	61-11-31

WARRANTY DEED

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **MINOS MILLER,** hereinafter called the Grantor, have bargained and sold and by these presents do transfer and convey unto **EDWARD A. BRANNAN**, hereinafter called the Grantees, his heirs and assigns, certain real property in Davidson County, Tennessee, described as follows, to-wit:

> BEING Lot No. 2 on the Plan of Curley Manor of record in Book 1835, page 73, Register's Office for Davidson County, Tennessee.
>
> Said Lot No. 2 fronts 95 feet on the southerly side of Matthews Street, and extends back 100 feet on the east line and 118.7 feet on the west line, as revised and corrected by Engineer's Certification of record in Book 2016, page 154, said Register's Office, to a dead line on which it measures 105 feet.
>
> BEING the same property conveyed to Minos Miller and wife, Lena Mai Miller by warranty deed from Loyd E. Waddle and wife, of record in Book 3312, page 31, said Register's Office. The said Lena Mai Miller having died.

SUBJECT TO THE FOLLOWING:

1. Easements of record.
2. Restrictive covenants of record.

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 COVENANT with the said Grantees that we are lawfully seized and possessed of said land in fee simple and have a good right to convey it and the same is unencumbered, unless otherwise herein set out;

AND WE 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.

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

This property is known as:

914 Matthews Avenue, Nashville, Tennessee

WITNESS OUR HANDS THIS 25th DAY OF FEBRUARY, 1998.

Minos J Miller
SELLER: MINOS MILLER

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary for said State and County, Minos Miller, the within named bargainor(s) with whom I am personally acquainted and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

Witness my hand this 25th day of February, 1998.

Todd Moore
Notary Public

My Commission Expires:
5/27/01

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater for this transfer is **$ 49,500.00**.

Edward N Brame
Affiant

Sworn to and subscribed to me, the undersigned, this 25th day of February, 1998.

Todd Moore
NOTARY PUBLIC

MY COMMISSION EXPIRES:
5/27/01

0405756
98 FEB 27 AM 10:24
8772 02/27 0101 CHECK 142.15

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

RECEIVED OF _____

FOR _____

BOOK 10813 PG 318

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

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			CANT 49500.00	
			CON TX 183.15	
			PRFEE 1.00	
			WDEED 8.00	
			TOTAL 192.15	
			CHECK 192.15	
02/27/98	01	10:23 0001	6772	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

04057756
IDENTIFICATION REFERENCE
98 FEB 27 AM 10:24

No. 1259227