File Box 9B
First Title and Escrow Company, Inc.
#15262

This Instrument Was Prepared By:
George E. Mudter, Jr., Esq.
2000 Richard Jones Road, Suite 110
Nashville, TN 37215

BOOK 10825 PG 57

Address New Owner(s): Drs. Fernando T. Miranda and Patricia M. Bihl-Miranda 400 Jackson Boulevard Nashville, TN 37205	Send Tax Bills to New Owners	Map: 116-10 Parcels: 126 & 134

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, SUNTRUST BANK, NASHVILLE, N.A., a national banking association, acting as and in the capacity of Executor under the will of D.W. Johnston, deceased, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to FERNANDO T. MIRANDA and wife, PATRICIA M. BIHL-MIRANDA, ("Grantee"), their heirs and assigns, all those tracts or parcels of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

Lot 1 is improved property located at 400 Jackson Boulevard, Nashville, Tennessee 37205.

Lot 2 is unimproved property.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, their heirs and assigns, forever.

AND Grantor, solely in its capacity as Executor, covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "B" hereto. Grantor, solely in its capacity as Executor and Trustee, further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, their 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.

IN WITNESS WHEREOF, Grantor has caused this instrument to be executed by its duly authorized officer on this 21st day of February, 1998.

SUNTRUST BANK, NASHVILLE, N.A., as Executor under the will of D.W. Johnston, Deceased

By: _____
Stephen E. Davis, Group Vice President

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Stephen E. Davis, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained and who further acknowledged that he is the Group Vice President of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 27th day of ~~March~~ February, 1998.

_____
Notary Public

My Commission Expires: 9/23/2001

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STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $1,225,000.00.

Affiant

Subscribed and sworn to before me, this 27th day of March, 1998.

Notary Public

My Commission Expires: 9/23/2000

Exhibit "A"

Land in Davidson County, Tennessee, being Lots Nos. 1 and 2 on the Plan of Resubdivision of Lot No. 1 D.W. Johnston Subdivision, as of record in Plat Book 8250, page 853, Register' Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being part of the same property conveyed to D. W. Johnston and wife, Elizabeth S. Johnston by deed from Commerce Union Bank, Executor and Trustee Under the Will of Sadie B. Werthan of record in Book 4325, Page 681, Register's Office for Davidson County, Tennessee. Elizabeth S. Johnston has since died. D. W. Johnston has subsequently died.

Exhibit "B"

1. 1998 City and County Property Taxes, which have been prorated and assumed by the Grantees.

2. Designated building areas as shown on the Plan of record in Plat Book 8250, page 853, Register's Office for Davidson County, Tennessee.

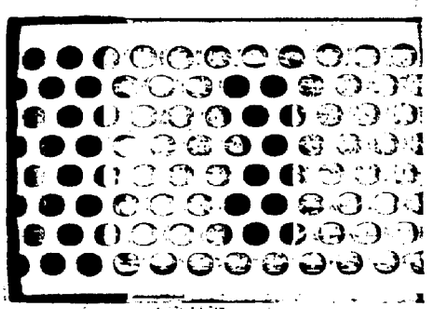
0408402
IDENTIF. + REFERENCE
98 MAR -5 PM 2:16
FELIX E. DE... REGISTER
DAVIDSON COUNTY, TN

1581 03/05 0101 03CHECK 4553.50

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE



RECEIVED OF _____

FOR _____

BOOK 10825 PG 62

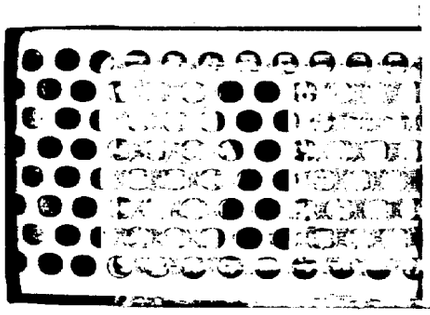
CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CHRT
1225000.00
[illegible]
[illegible]
MTGEE 20.00
TOTAL 4553.50
CHECK 4553.50

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

03/05/98 01 14:14 0001 1581



0408402
IDENTIF. ← REFERENCE

98 MAR -5 PM 2:15
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No.1262001