Box 2

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 27,500.00

Lana Miller
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2nd DAY OF March 19 98

Notary Public

MY COMMISSION EXPIRES: 2-27-99
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
GREGORY S. PERRONE, ATTORNEY AT LAW
109 Westpark Drive, Suite 330, Brentwood, Tennessee 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Lana Miller (NAME)	New Owner (NAME)	147-10-0-086.00
5032 Edmondson Pike (ADDRESS)	(ADDRESS)	06DU-45050
Nashville, TN 37211 (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, B.J. Homebuilders, Inc

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Lana Miller, unmarried

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, TN, BEING Lot No. 5 on the Plan of B.J. HomeBuilders Subdivision, of record in Plat Book 8250, page 833, Register's Office for Davidson County, TN, to which Plan reference is hereby made for a complete and accurate description thereof.

Being a part of the same property conveyed to B.J. Homebuilders, Inc, by deed from William H. Mayfield and wife, June A. Mayfield, of record in Book 10465, Page 508, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following: Taxes for the year 1998 which have been prorated, and payment thereof, by acceptance of this conveyance, is expressly assumed by Grantees; all matters appearing on the Plan of record in Plat Book 8250, page 833, Restrictions of record in Book 2481, page 499; Modification of utility easement in Book 2638, page 21, all of record in the Register's Office for Davidson County, Tennessee.

BOOK 10833 PG 211

98 MAR 11 PM 12:34

04110826

IDENTIFICATION REFERENCE

unimproved (X)
This is improved ( ) property, known as 5032 Edmondson Pike, Nashville, TN 37211
(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 2nd day of March 19 98

B.J. Homebuilders, Inc.
By:
Benny Gaddis, President

BOOK 10833 PG 212

STATE OF TENNESSEE
COUNTY OF

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that _____executed the within instrument for the purposes therein contained. Witness my hand and official seal at _____, Tennessee, this _____day of _____19_____.

Commission expires _____

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared Benny Gaddis and _____ with whom I am personally acquainted and who upon his oath(s) acknowledged himself to be the President and _____ respectively of the B.J. Homebuilders, Inc the within named bargainor, and corporation, and that he as such President and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said Benny Gaddis as such President, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at Brentwood, Tennessee on this the 2nd day of March 19 98.

My commission expires 3-27-98

_____
Notary Public

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN
My Commission Expires March 27, 1999

4162 03/11 0101 03CHECK 110.75

WARRANTY DEED

FROM

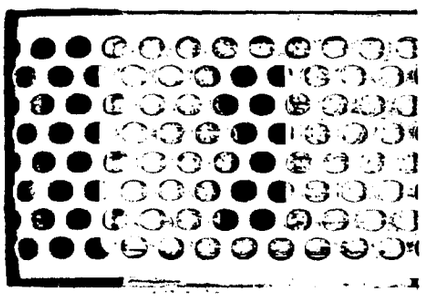
B.J. Homebuilders, Inc

TO

Lana Miller

RETURN TO:

GREGORY S. PERRONE
ATTORNEY - AT - LAW
109 Westpark Drive, Suite 330
Brentwood, Tennessee 37027



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

RECEIVED OF _____

FOR _____

BOOK 10833 PG 213

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

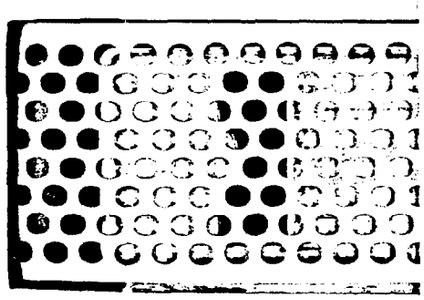
CAMT 27500.00
CON TX 101.75
PRFEE 1.00
WDEED 8.00
TOTAL 110.75
CHECK 110.75

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

03/11/98 01 12:32 0001 4162

04 10826
IDENTIF. & REFERENCE

98 MAR 11 PM 12:34



No. 1264554