BOOK 10865 PG 224

This instrument prepared by: Vicky V. Klein, Attorney at Law
509 Lentz Drive
P. O. Box 608
Madison, Tennessee 37116-0608

WARRANTY DEED

STATE OF TENNESSEE

COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $120,000.00.

Earl Woolwine III
AFFIANT

Subscribed and sworn to before me, this 31st day of March, 1998.

VICKY V. KLEIN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

NOTARY PUBLIC

My commission Expires: 11/28/98.

ADDRESS NEW OWNER(S)	SEND TAX BILLS	MAP & PARCEL
Wilma Miller	America's Wholesale Lender	Map 61-11
1106 Riverwood Drive	750 Old Hickory Blvd., Su 100	Parcel 218
Nashville, TN 37216	Brentwood, TN 37027	

For and in 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, EARL WOOLWINE, III and wife, M. ANN WOOLWINE, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto WILMA MILLER, unmarried, hereinafter called the Grantee, her heirs and assigns, all of our interest in and to a certain parcel of land in Davidson County, Tennessee, described as follow, to wit:

Being Lot No. 4 on the Map of Eastdale Place as of record in Book 547, pages 29 & 30, said Register's Office. Said Lot No. 4 fronts 80 feet on the southerly side of Riverwood Drive and runs back between parallel lines 200 feet to a dead line.

Being a portion of the same property conveyed to Earl Woolwine, III and wife, M. Ann Woolwine by deed of record in Book 9851, page 256, said Register's Office.

This conveyance is subject to any and all existing restrictions and easements of record.

This is improved property, known as 1106 Riverwood Drive, Nashville, Tennessee 37216.

98 APR -1 PM 1:28

IDENTIFICATION REFERENCE 04197841

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, her heirs and assigns, forever; and we do covenant with the said GRANTEE 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 GRANTEE, her 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 our hands this 31st day of March, 1998.

Earl Woolwine III
EARL WOOLWINE, III

M. Ann Woolwine
M. ANN WOOLWINE

STATE OF TENNESSEE

COUNTY OF DAVIDSON

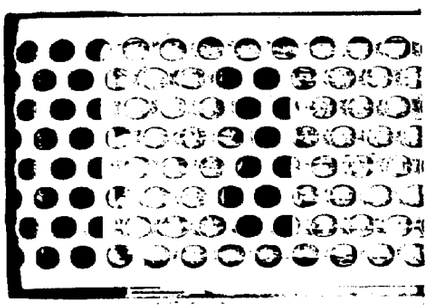
Personally appeared before me, Vicky V. Klein, a Notary Public in and for said County and State, the within named EARL WOOLWINE, III and wife, M. ANN WOOLWINE, the bargainors, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Madison, Tennessee, this 31st day of March, 1998.

V. Klein
NOTARY PUBLIC

VICKY V. KLEIN NOTARY PUBLIC AT LARGE DAVIDSON CO. TENN.

My Commission Expires: 11/28/98.

3920 04/01 0101 03CHECK 455.00



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

RECEIVED OF _____

FOR _____

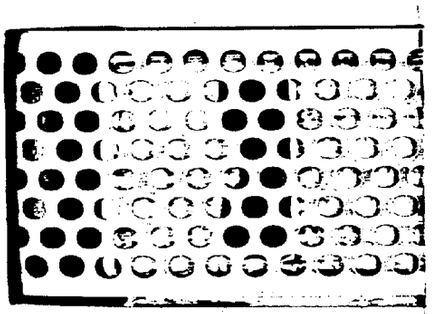
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CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 120000.00
CON TX 444.00
PRFEE 1.00
WDEED 8.00
TOTAL 453.00
CHECK 453.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 001 3920



98 APR -1 PM 1:29

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

0419784
IDENTIF. ↑ REFERENCE

No. 1274183