BOOK 10966 PG 566

THIS INSTRUMENT PREPARED BY:
HATCHER ESCROW COMPANY
113 SHIVEL DRIVE
HENDERSONVILLE, TENNESSEE 37075

OUR FILE NUMBER: 7304

MAP/GROUP/PARCEL
149-11-a-77

NEW OWNER'S NAME AND ADDRESS:
Joann Flora
1436 Rice Hill Circle
Antioch, Tennessee 37013

SEND TAX BILLS TO:
New Owner

WARRANTY DEED

FOR GOOD CONSIDERATION, the receipt of which is hereby acknowledged, I, Michelle L. Miller, a single woman, hereinafter called Grantor, does hereby transfer and convey unto Joann Flora, a single woman, her heirs and assigns, hereinafter called Grantee, property described as follows:

LAND in Davidson County, Tennessee,

BEING Lot No. 77 on the Plan of Rice Hill, Phase III, a Plat of which is of record in Plat Book *6900, Page 292, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description of said property.

The subject property is improved property commonly known as 1436 Rice Hill Circle, Antioch, Tennessee.

BEING the same property conveyed to grantor herein by deed of record in Book 9608, Page 847, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land, with appurtenances, estate, title, and interest thereto belonging to said grantee. Grantor covenants with grantee that she is lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, except for current taxes, and restrictions and easements of record.

GRANTOR further covenants and binds herself, her heirs, successors, and representatives to warrant and defend the title to the said land to Grantee, her heirs, successors, and assigns against the lawful claims of all persons whatsoever.

Michelle L. Miller

7359 06/08 01:01 CHECK 275.40

FELIX A. ... REGISTER
DAVIDSON COUNTY, TN.

98 JUN -8 AM 9:54

IDENTIF. ▲ REFERENCE

044735

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STATE OF TENNESSEE
COUNTY OF SUMNER

PERSONALLY appeared before me, the undersigned authority, Michelle L. Miller, with whom I am personally acquainted, and made oath that she executed the foregoing instrument as her free act and deed and for the purposes therein contained.

DONE at offices in Hendersonville, TN, on this the 28th day of May, 1998.

NOTARY PUBLIC

MY COMMISSION EXPIRES: 2/3/02

STATE OF TENNESSEE
COUNTY OF SUMNER

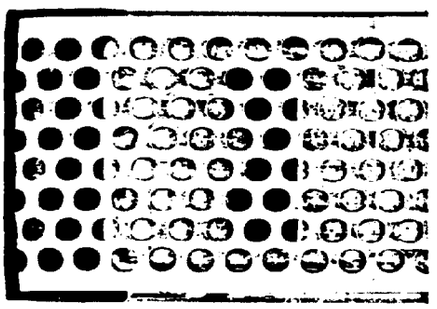
The actual consideration or value whichever is greater for this transfer is $72,000.00.

AFFIANT

Sworn to and subscribed before me, this the 28th day of May, 1998.

NOTARY PUBLIC

My Commission Expires: 2/3/02



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

RECEIVED OF _____

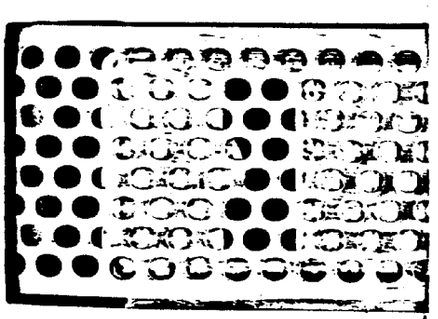
FOR _____

BOOK 10966 PG 568

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 72000.00
				CON TX 266.40
				PRFEE 1.00
				WDEED 8.00
				TOTAL 275.40
				CHECK 275.40
06/08/98	01			09:57 0001 7359

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



044735 I
IDENTIF. ↑ REFERENCE

98 JUN -8 AM 9:54
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1303254