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

WARRANTY DEED

BOOK 10984 PG 55

THIS INSTRUMENT PREPARED BY

George E. Mudter, Jr., Atty.
2000 Richard Jones Rd., Ste. 110
Nashville, Tennessee 37215

#15640

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
SUE ANN DERRICK	FRANKLIN NATIONAL BANK	146-16
(NAME)	(NAME)	
5121 Stallworth Drive	230 Public Square	222
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tennessee 37220	Franklin, Tennessee 37064	6DU37970
(CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	

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, JOHN MICHAEL MILLER, MARRIED

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO SUE ANN DERRICK AND HUSBAND, ROBERT M. DERRICK

HEREINAFTER CALLED THE GRANTEES, THEIR SUCCESSORS, 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, Tennessee, being Lot No. 152 on the Plan of Brentwood Hall Section VI, as of record in Plat Book 2331, page 20, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to John Michael Miller, unmarried by deed from Daniel L. Henry and wife, Christina Henry of record in Book 7450, page 831, said Register's Office.

This conveyance is made subject to: (1) 1998 Taxes, which have been prorated and assumed by the Grantees; (2) Restrictions of record in Book 2198, page 3; (3) Easement of record in BOok 5114, page 828; and (4) All matters appearing on the Plan of record in Plat Book 2331, page 20, said Register's Office.

Shannon M. Miller, spouse of John Michael Miller, joins in the execution of this instrument for the purpose of conveying any interest she may have in the subject property by virtue of her marriage to the said John Michael Miller.

0452732
IDENTIF. & REFERENCE

98 JUN 19 AM 10:58
REGISTER
DAVIDSON COUNTY, TN.

3136 06/19 0101 03CHECK 578.80

unimproved ( )
This is improved (XX) property, known as 5121 Stallworth Drive, Nashville, Tennessee 37220

TO HAVE AND TO HOLD the said tract or parcel of land, with the apurtenances, estate, title and interest thereto belonging to the said GRANTEES, their successors, 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, successors, assigns and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their successors, 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.

In witness whereof, the GRANTORS have hereunto set their hands (if a corporation, has caused its name to be signed hereto by its duly authorized officer) on this 15th day of June, 19 98.

John Michael Miller by Shannon M. Miller — Shannon M. Miller

JOHN MICHAEL MILLER
BY: SHANNON M. MILLER, ATTORNEY-IN-FACT
BY POWER OF ATTORNEY RECORDED
SIMULTANEOUSLY HEREWITH

SHANNON M. MILLER

BOOK 10984 PG 56

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, SHANNON M. MILLER with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand at office, this 15th day of June, 1998.

My commission expires 9/23/2000 Notary Public

STATE OF _____
COUNTY OF _____

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, _____ with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained, and who further acknowledged that _____ is the _____ 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 _____ day of _____, 19____.

My commission expires _____ Notary Public _____

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, SHANNON M. MILLER, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the Attorney-In-Fact for the said JOHN MICHAEL MILLER, and is authorized by the said JOHN MICHAEL MILLER to execute this instrument on his behalf.

Witness my hand, at Office, this 15th day of June, 1998.

NOTARY PUBLIC

My Commission Expires: 9/23/2000

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $154,000.00

Sue Ann Derrick
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF June, 1998.

MY COMMISSION EXPIRES: 9/23/2000
(AFFIX SEAL)

Notary Public

WARRANTY DEED

FROM JOHN MICHAEL MILLER, MARRIED

TO SUE ANN DERRICK AND HUSBAND, ROBERT M. DERRICK

PLEASE RETURN TO:
First Title & Escrow Company, Inc.
Suite 110 The Paddock
229 Ward Circle
P.O. Box 926
BRENTWOOD, TENNESSEE 37024-0926

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10984 PG 57

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 154000.00
CON TX 569.80
PRFEE 1.00
WDEED 8.00
TOTAL 578.80
CHECK 578.80
06/19/98 01 10:58 0001 3136

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0452732
IDENTIF. & REFERENCE
98 JUN 19 AM 10:58
FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN.

No.1308971