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THIS INSTRUMENT PREPARED BY:
John L. Van Cleave, Esq.
Watkins, McGugin, McNeilly
& Rowan, PLLC
214 2nd Avenue, North, Suite 300
Nashville, TN 37201-1638

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Pamela J. Miller, Custodian for Grant Benson, and Pamela J. Miller, Custodian for Lacy Benson 3801 Woodlawn Drive Nashville, TN 37215	SAME	Map: 116-4 Par: 128

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $185,000.00.

Pamela J. Miller
Affiant

SUBSCRIBED AND SWORN to before me this 23 day of July, 1998.

Misty Doney
Notary Public
My Commission Expires: 1-17-99

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, JACK M. MILLER, and wife, PAMELA J. MILLER, hereinafter "Grantors", have this day bargained and sold and do hereby transfer and convey unto PAMELA J. MILLER, CUSTODIAN for GRANT BENSON, under the Tennessee Uniform Transfers to Minors Act and PAMELA J. MILLER, CUSTODIAN for LACY BENSON under the Tennessee Uniform Transfers to Minors Act, in equal shares as tenants in common, hereinafter "Grantees", their successors and assigns, certain real estate in Davidson County, Tennessee, more particularly described on Exhibit "A" attached hereto and incorporated herein by reference.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to the said Grantees, their successors and assigns forever. Grantors covenant that they are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered except for those matters shown on Exhibit "A" hereto and the lien for real property taxes for the current year, which taxes have been prorated and assumed by Grantees.

Grantors further covenant and bind themselves, their successors and assigns, to warrant and forever defend the title to said real estate to said Grantees, their successors and assigns, against the lawful claims of all persons except as herein stated.

Said improved property is known as 715 Estes Road, Nashville, Tennessee 37215.

WITNESS its hand this 23rd day of July, 1998.

Jack M. Miller
JACK M. MILLER

Pamela J. Miller
PAMELA J. MILLER

PICK-UP

98 JUL 23 AM 11:21
FELIX Z. DUDLEY, REGISTER
DAVIDSON COUNTY, TN.

0465818
IDENTIF. & REFERENCE

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, Misty Doney, of the State and County aforesaid, personally appeared JACK M. MILLER and wife, PAMELA J. MILLER, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, executed the foregoing instrument for the purpose therein contained.

WITNESS my hand and seal, in Nashville, Tennessee, this 23rd day of July, 1998.

Misty Doney
NOTARY PUBLIC

My Commission Expires:
1-17-99

MISTY DONEY NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 12 and parts of Lots Nos. 13, 14, and 15, on a Plan of Clearview Subdivision, of record book in Book 843, page 8, Register's Office for said County, and described according to a loan survey made by James A. Hamilton, Jr., dated October 16, 1950 as follows:

Beginning at a point in the west margin of Estes Avenue, at the common corner of Lots Nos. 11 and 12; thence along said Avenue, South 85 feet to a point which is 10 feet south of the common corner or Lots Nos. 12 and 13; thence westerly 134 feet, more or less, to a point in Lot 14, which is 51 feet west of the corner of Lots 12 13, and 14, and which is in the line between Lots 12 and 13 if extended westerly; thence North 85.2 feet to the corner of Lots 11 and 12; thence with the line between said lots easterly 125 feet, more or less, to the point of beginning.

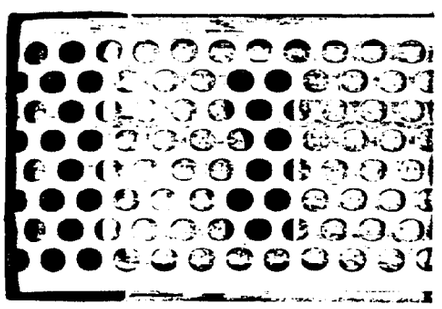
Being the same property conveyed to Jack M. Miller and wife, Pamela J. Miller, by deed from James W. Bilyeu and wife, Wadean Bilyeu, of record in Book 8603, page 671, Register's Office for said County.

This conveyance is made subject to the following:

1. Real estate taxes for 1998 and subsequent years.

2. Such limitations, restrictions and encumbrances as may affect the premises.

7155 07/23 0101 03CHECK 699.50



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

RECEIVED OF _____

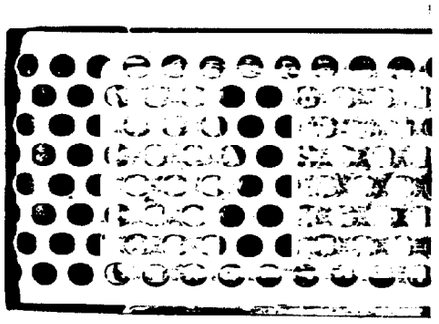
FOR _____

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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	
				185000.00
			CON TX	684.50
			PRFEE	1.00
			WDEED	12.00
			CFEE	2.00
			TOTAL	699.50
			CHECK	699.50
07/23/98	01		11:24 0001	7155

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



0465818
IDENTIF. ◆ REFERENCE

98 JUL 23 AM 11:21

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1322811