BOOK 11035 PAGE 134

WARRANTY DEED

MIGNON STELSER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires JAN. 27, 2001

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 128,250.00

Joseph R Bailey
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF July 19 98

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Steve Waters, Atty., 1000 Northchase Drive, Suite 100, Goodlettsville, Tennessee 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Joseph R. Bailey (NAME)	First Trust Mortgage Company (NAME)	MAP 53-6B
1833 Merritt Street (ADDRESS)	6525 Quail Hollow Road (ADDRESS)	PARCEL 132 CO
Old Hickory, Tennessee 37138 (CITY) (STATE) (ZIP)	Memphis, Tennessee 38120 (CITY) (STATE) (ZIP)	04D 94616

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, William Miller and wife, Sharon Miller

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Joseph R. Bailey and wife, Melinda M. Bailey

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:

A Certain tract or parcel of land situated in Davidson County, Tennessee, being Lot No. 153 on the Plan of Phase B, Waterford of record in Plat Book 7900, page 770, RODC, for which plan reference is hereby made for a more complete description.

Being the same property conveyed to William Miller and wife, Sharon Miller by deeds of record in Book 10629, page 889, Book 10629, page 886, Book10684, page 186 and Book 10684, page 188, Register's Office, Davidson County, Tennessee.

Declaration of Covenants, Conditions and Restrictions of record in Book 7463, page 294, Book 8699, page 462, 9432, page 988, Book 9530, page 185, Book 8[illegible]5, page 583, 6143, page 11, Book 6398, page 495, Book 6852, page 497 , and Book 7207, page 251, said Register's Office.

98 JUL 27 AM 9:49
[illegible] NELSON II REGISTER
DAVIDSON COUNTY, TN.

0466705
IDENTIF. & REFERENCE

unimproved ( )
This is improved (X) property, known as 1833 Merritt Street, Old Hickory, Tennessee 37138
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

812303 0401 03CHECK 495.52

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 our hand s this 15th day of July 19 98

William Miller

Sharon L Miller
Sharon Miller

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STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named William Miller and wife, Sharon Miller

the bargainor s, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Goodlettsville, Tennessee, this 15th day of July AT LARGE 19 98.

Commission expires _____

Notary Public

STATE OF TENNESSEE
COUNTY OF

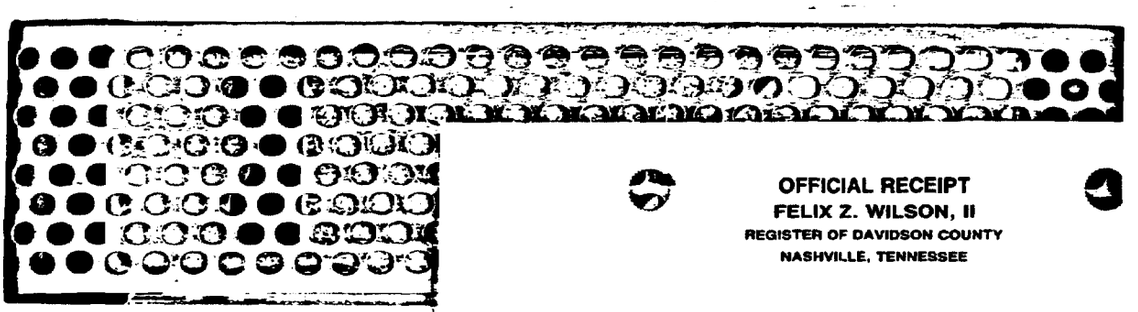
My Commission Expires JAN. 27, 2001

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ 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 _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____ 19_____.

My commission expires _____

Notary Public



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

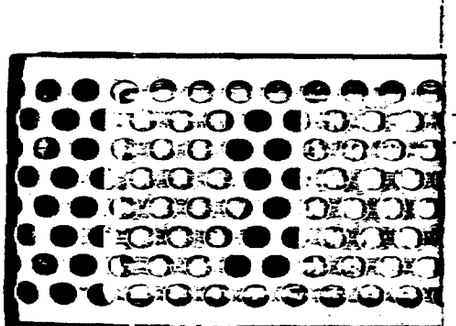
RECEIVED OF _____

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 128250.00
MOR TX 474.52
PRFEE 1.00
~~REC BANK~~ 8.00
CFEE 2.00
~~TOTAL 485.52~~
CHECK 485.52

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

07/27/98 01 09:50 0001 8122

Total # 485.52

VOID
MOR TX 474.52-
CON TX 474.52
~~TOTAL 0.00~~
CHECK 0.00

07/27/98 01 09:51 0001 8123

0466705
IDENTIF. & REFERENCE

98 JUL 27 AM 9:49

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN.

No. 1323757