BOOK 11081 PAGE 175

PREPARED BY:
COMMONWEALTH TITLE AGENCY OF NASHVILLE, INC.
333 GALLATIN ROAD SOUTH
MADISON, TN 37115

WARRANTY DEED

THIS INDENTURE is made and entered into this **24th** day of **August, 1998** between LELAND D. WATTS, A MARRIED MAN, and WINNIFRED A. WATTS, HIS WIFE TO BARGAIN, SELL, CONVEY, LEASE, MORTGAGE OR OTHERWISE ENCUMBER WITHOUT THE NECESSITY OF JOINDER BY ANY BENEFICIARY, GRANTORs, and BRENT L. MILLER, GRANTEE.

W I T N E S S E T H: That for and in consideration of Ten Dollars ($10.00) and other good and valuable considerations, the receipt of which is hereby acknowledged, LELAND D. WATTS, A MARRIED MAN, and WINNIFRED A. WATTS, HIS WIFE TO BARGAIN, SELL, CONVEY, LEASE, MORTGAGE OR OTHERWISE ENCUMBER WITHOUT THE NECESSITY OF JOINDER BY ANY BENEFICIARY, hereinafter referred to as GRANTORs, do hereby bargain, sell, transfer and convey unto BRENT L. MILLER, hereinafter referred to as GRANTEE, his/her successors, heirs and assigns, certain real estate located in DAVIDSON County, Tennessee, being more particularly described in Exhibit "A", which is attached hereto and incorporated herein by reference, together with all right, title and interest of GRANTORs in and to any easements and rights-of-way adjoining or abutting said real estate and any covenants and other rights appurtenant thereto (the "Property"). This conveyance of the "Property" and all covenants and warranties contained herein, are made expressly subject to the exceptions and other matters set forth in Exhibit "B", which is attached hereto and incorporated herein by reference.

This is improved property known as 310 RADNOR STREET, NASHVILLE, TN 37211.

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest unto GRANTEE, his/her heirs, successors and assigns forever. The GRANTORs covenant and agree with the said GRANTEE that GRANTORs are lawfully seized and possessed of the said real estate and that GRANTORs have a good and lawful right to sell the same. The GRANTORs further covenant that the same is unencumbered except as otherwise set forth in Exhibit "B".

GRANTORs further covenant and bind themselves, their successors, heirs and assigns, to warrant and forever defend the title to said GRANTEE, his/her successors, heirs and assigns, against the lawful claims of all persons whomsoever.

WINNIFRED A. WATTS, wife of LELAND D. WATTS, the Grantor herein, joins in the herein conveyance for the sole purpose of conveying any right, title and interest she may have in and to the property described herein, marital or otherwise.

WITNESS the hands and seals of GRANTORs on the day and year first above written.

BY: _____
LELAND D. WATTS Signature of Seller

_____
WINNIFRED A. WATTS

98 AUG 25 PM 3:13

REGISTER
DAVIDSON COUNTY, TN.

047947 3
IDENTIF. & REFERENCE

1816 08/25 01:01 03CHECK 218.50

INDIVIDUAL
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Leland D. Watts, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purpose therein contained.

Witness my hand, at office, this 24 day of August, 1998

Denise C. Allis
Notary Public

My commission expires: 5/28/2000

DENISE C. ALLIS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY

ATTORNEY IN FACT
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this day of **August, 1998** before me personally appeared LELAND D. WATTS, to me known, (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of WINNIFRED A. WATTS, and acknowledged that he/she executed the same as the free act and deed of said LELAND D. WATTS

Witness my hand, at office, this day of **August, 1998.**

Denise C. Allis
Notary Public

DENISE C. ALLIS

My Commission Expires: 5/28/2000

Name and Address of Property Owner:

BRENT L. MILLER
310 Radnor St.
Nashville, Tn 37211

Property Address:

310 RADNOR STREET
NASHVILLE, TN 37211

Person Responsible for Taxes:

SAME

Map & Parcel #: MAP 119-14, PARCEL 277

AFFIDAVIT OF VALUE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater is **$55,000.00** which amount is equal to, or greater than, the amount which the property, or interest in property transferred, would command at a fair and voluntary sale.

B. Miller
Affiant

Sworn to and subscribed before me, a Notary Public, this 24th day of **August, 1998.**

Denise C. Allis
Notary Public

My Commission Expires: 5/28/2000

DENISE C. ALLIS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY

RETURN TO:

COMMONWEALTH TITLE AGENCY OF NASHVILLE, INC.
333 GALLATIN ROAD SOUTH
MADISON, TN 37115

EXHIBIT 'A'

Land in Davidson County, Tennessee, being Lot No. 54 on the Plan of Pleasant View Subdivision of Mrs. McCombs' property, as of record in Book 421, page 134, Register's Office for said County.

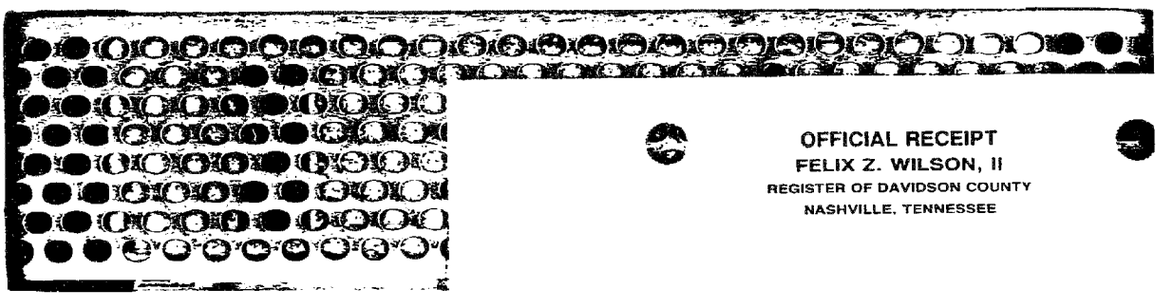
Said Lot No. 54 fronts 50 feet on the northerly side of East Radnor, formerly Beymer Street, and runs back between parallel lines 174 feet to an alley.

BEING the same property conveyed to LELAND D. WATTS, A MARRIED MAN, and WINNIFRED A. WATTS, HIS WIFE, by Deed from JAMES D. KISH AND WIFE, of record in Book 10297, page 601, Register's Office for DAVIDSON County, Tennessee.

EXHIBIT 'B'

1. All REAL PROPERTY taxes for the year 1998 and subsequent years not yet due and payable (MAP 119-14, PARCEL 277, 1997 REAL PROPERTY TAXES ARE PAID IN THE AMOUNT OF 1130.53).

2. All matters as set forth on the Plan of record in Plat Book 421, page 134, said Register's Office, including any and all setback lines, easements, notes, restrictions, etc., as may be shown thereon.



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

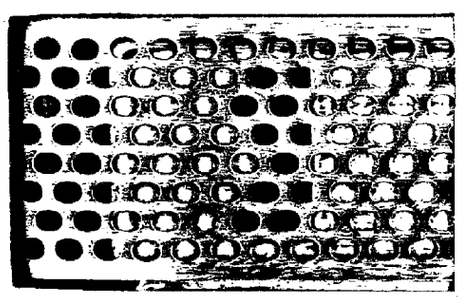
RECEIVED OF _____

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 55000.00
				CON TX 203.50
				PRFEE 1.00
				WDEED 12.00
				CFEE 2.00
				TOTAL 218.50
				CHECK 218.50
08/25/98	01			15:13 0001 1816



RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

98 AUG 25 PM 3:13

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

04794 73
IDENTIF. # REFERENCE

No. 1337301