BOOK 11084 PAGE 956

THIS INSTRUMENT PREPARED BY:
James David Leckrone
3100 West End Avenue Suite 1050
Nashville, Tennessee 37203

New Owner:	**Tax Bills To:**	**Map/Parcel No:**
J. C. Carlton, Jr.	**J. C. Carlton, Jr.**	Map 119-15 Parcel 115
2020 No. Orleans St		
Chicago, Ill 60614		

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Seventy-Five Thousand dollars ($75,000.00), cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, David Vanna-Miller (also known as David Miller) ("Grantor" herein), has bargained and sold, and does hereby bargain, sell, transfer, convey, and confirm unto J. C. Carlton, Jr., ("Grantee" herein), his heirs, successors, and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 14 on the Plan of Section 3, Southlake, as of record in Book 2331, page 97, Register's Office For Davidson County, Tennessee.

Said lot No. 14 fronts 62.0 feet on the easterly side of Mavert Drive and extends back 214.9 feet on the northerly line and 178.5 feet on the southerly line, to an irregular line in the rear on which it measures 105.0 feet.

Being the same property conveyed to Christine A. Miller of record in Book 4500, page 408, Register's Office for Davidson County. Christine A. Miller died on April 3, 1998, leaving the property to David Miller.

The legal description and state of the title have been furnished to the draftsman from the record. The draftsman assumes no liability as to the accuracy thereof. The legal description stated above has been taken from the prior deed conveying this property to Grantor.

This is improved property known as 2910 Mavert Drive, Nashville, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, hereditaments, estate, title, and interest thereto belonging to said GRANTEE, his heirs, successors, and assigns, forever, and GRANTOR does covenant with said GRANTEE that GRANTOR is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered.

And GRANTOR does further covenant and bind himself, his assigns, successors and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, his heirs, successors, and assigns, against the lawful claims of all persons.

Whenever 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 GRANTOR has hereunto set his hand as of this 12th day of AUGUST 1998.

David Vanna Miller, Grantor
(also known as David Miller)

STATE OF COLORADO)
COUNTY OF JEFFERSON)

On this 12th day of AUGUST, 1998, before me personally appeared David Vanna Miller (also known as David Miller), known to be the person described in and who executed the foregoing instrument and acknowledged that he executed the same as his free act and deed.

Notary Public
My Commission Expires: 04-16-2000

State of Tennessee)
County of Davidson)

The actual consideration or value, whichever is greater, for this transfer, is $ 75,000.00

Affiant

Subscribed and sworn to before me, this 15th day of August, 1998.

Notary Public

My commission expires: July 12, 2000

2847 08/27 0101 03CHECK 288.50

MAIL ENV.

0480439
IDENTIF. + REFERENCE

98 AUG 27 PM 2:05

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

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 75000.00
CON TX 277.50
PRFEE 1.00
WDEED 8.00
CFEE 2.00
TOTAL 288.50
CHECK 288.50

08/27/98 01 14:05 0001 2847

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0480439
IDENTIF. # REFERENCE

98 AUG 27 PM 2:05

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1338324