TCB-ETCC-98-2274

WARRANTY DEED BOOK 11126 PAGE 708

File No: 00288467

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Michael B. Mellett	CRESTAR MORTGAGE CORP	Map 117-4
[NAME]	[NAME]	
1709 Sweetbriar Avenue	POB 57028	Parcel 75
[STREET ADDRESS OR ROUTE NUMBER]	[STREET ADDRESS]	
Nashville TN 37212	IRVINE CA 92619-0728	
[CITY] [STATE] [ZIP]	[CITY] [STATE] [ZIP]	

FOR AND IN CONSIDERATION of the sum of Ten and 00/100----------($10.00) Dollars, cash in hand paid by Grantee(s) and other good and valuable consideration accepted as cash the receipt and sufficiency of which are hereby acknowledged.

Mark S. Miller and wife, Laura L. Miller

have this day bargained and sold, and do hereby transfer and convey unto the said Michael B. Mellett, UNMARRIED

the Grantees herein, their (successors), heirs and assigns, certain real estate in DAVIDSON County Tennessee, as follows:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

STATE OF Tennessee } The actual consideration or value which ever is greater,
COUNTY OF Williamson } for this transfer is $ 112,500.00

Subscribed and sworn to before me, this the 26TH day of AUGUST 19 98

Affiant

My Commission Expires: ~~09/08/01~~ 3-3-99 [Affix Seal]

Notary Public ~~Linda V. Jones~~

unimproved ( )
This is improved (X) property known as 1709 Sweetbriar Avenue, Nashville
[House Number] [Street] [P.O. Address] [City or Town]

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantees their (successors), heirs and assigns forever we covenants that we are lawfully seized and possessed of real estate in fee simple, have a good right to convey it, and that the same is unencumbered.

We further covenant and bind ourselves, out heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their (successors), heirs 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.

Witness our hands this 26TH day of AUGUST, 19 98, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Mark S. Miller

Laura L. Miller

STATE OF Tennessee
COUNTY OF Williamson

Personally appeared before me Linda V. Jones, a Notary Public in and for said County and State Mark S. Miller and wife, Laura L. Miller

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 they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Williamson COUNTY, Tennessee, this 26TH day of AUGUST, 19 98.

LINDA V. JONES NOTARY PUBLIC AT LARGE WILSON COUNTY, TENN. My Commission Expires SEPT. 8, 2001

Linda V. Jones
Notary Public

Commission Expires 09/08/01

STATE OF
COUNTY OF

Before me, _____, a Notary Public of the State and County aforesaid, personally appeared _____, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged _____self to be _____ of the _____, the within named bargainor, a corporation, and that _____ as such _____ being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by _____ self as _____.

Witness my hand and seal, at office in _____,
this _____ day of _____, 19 _____.

_____Notary Public

Commission expires _____

THIS INSTRUMENT WAS PREPARED BY:

JOSEPH B. PITT, JR., ATTORNEY
414 UNION STREET, SUITE 1800
NASHVILLE, TN 37219

WARRANTY DEED

FROM

_____

TO

_____

_____

Compliments of
Chicago Title Insurance Company
First Floor - First American Center
Phone 225-4631
NASHVILLE, TENNESSEE 37238

EXHIBIT "A" BOOK 11126 PAGE 710

Land in Davidson County, Tennessee, being the west one-half of Lot No. 262 on the Plan of Belmont Land Company called "Belmont Heights" of record in Book 421, page 34, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Said part of lot fronts 50 feet on the south side of Sweetbrier Avenue and extends back between parallel lines 175 feet to an alley.

Being the same property conveyed to Mark S. Miller and wife, Laura L. Miller by deed from Mary C. Shelton of record in Book 10966, page 441, Register's Office for Davidson County, Tennessee.

0491945

RECEIVED & REFERENCE

98 SEP 25 PM 12:27

REGISTER
DAVIDSON COUNTY, TN.

MAIL ENV.

5155 09/25 0101 03CHECK 431.25

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11126 PAGE 711

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	
	112500.00
CON TX	416.25
PRFEE	1.00
WDEED	12.00
CFEE	2.00
TOTAL	431.25
CHECK	431.25

09/25/98 01 12:29 0001 5155

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0491945
IDENTIFICATION REFERENCE

98 SEP 25 PM 12:27
REGISTER
DAVIDSON COUNTY, TN.

No. 1350489