WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 225,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF September 19 98

Notary Public

MY COMMISSION EXPIRES: Exp. 03/24/2001

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, P.C., 121 First Ave. Suite 200, Franklin, Tennessee 37064

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jeffrey M. Miller (NAME)	First Trust Mortgage Company (NAME)	MAP 147-6
8032 Claytie Circle (ADDRESS)	6526 Quail Hollow (ADDRESS)	PARCEL 158
Nashville, TN 37221 (CITY) (STATE) (ZIP)	Memphis, Tennessee 38120 (CITY) (STATE) (ZIP)	

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, Diane Wilkerson, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Jeffrey M. Miller and wife, Dorothy M. Miller

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:

Land in Davidson County, Tennessee being Lot No. 103 on the Re-Subdivision of Lots Nos. 102, 103, 125, and 126, Sheffield on the Harpeth, Phase II, a Planned unit Development, as of record in Book 7900, page 295, Register's Office for Davidson County, Tennessee, to which said plan refernce is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Diane Wilkerson by deed from H. Brooks Morgan and spouse, Ruth P. Morgan by instrument of record in Book 10729, page 576, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO:

Taxes for the year 1998 and subsequent years, a lien, but not yet due and payable.

Subject to Declaration of covenants, Conditions and Restrictions of Sheffield on the Harpeth, of record in Book 6925, page page 900, in Book 7145, page 954, in Book 8505, page 598, in Book 8747, page 97 and in Book 9313, page 806, said register's office; By-laws of record in Book 7145, page 964, and as amended in Book 8146, page 463, said Register's Office.

CONTINUED

unimproved ( )
This is improved (X) property, known as 8032 Claytie Circle, Nashville, TN 37221
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 my hand this 28th day of September 19 98

x Diane M. Wilkerson
Diane Wilkerson

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Diane Wilkerson, unmarried

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that she executed the within instrument for the purposes therein contained. Witness my hand and official seal at Franklin, Tennessee, this 28th day of September 19 98.

Commission expires 10/22/01

Notary Public

THOMAS SIOUX NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY TENN

STATE OF TENNESSEE
COUNTY OF

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

Plan of record in Book 7900, page 295, said Register's Office, shows an Owner's Certificate, certain notes, easements and setback lines.

0493929

IDENTIFICATION REFERENCE

98 SEP 30 AM 11:22

DAVIDSON COUNTY, TN.

MAIL ENV.

7232 09/30 0101 03CHECK 843.50

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

RECEIVED OF _____

FOR _____

BOOK 11133 PAGE 368

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
225000.00
CON TX 832.50
PRFEE 1.00
WDEED 8.00
REG BANK 2.00
TOTAL 843.50
CHECK 843.50

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

09/30/98 01 11:23 0001 7232

98 SEP 30 AM 11:22

ILL. REGISTER
DAVIDSON COUNTY TENN.

0493929
IDENTIFICATION REFERENCE

No. 1352539