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WARRANTY DEED

STEVEN G. WATERS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

My Commission Expires SEPT. 23, 2000

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 115,500.00

Jane A. Branyon
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th DAY OF October 19 98

Notary Public

MY COMMISSION EXPIRES: _____
(AFFIX SEAL)

Mail

THIS INSTRUMENT WAS PREPARED BY

Steven G. Waters, Attorney, 1000 Northchase Drive, Suite 100, Goodlettsville, Tennessee 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jane A. Branyon (NAME)	MortgageAmerica, Inc. (NAME)	117-3-77
2720 Sharondale Court (ADDRESS)	P. O. Box 43500 (ADDRESS)	7DA 21420
Nashville, TN 37215 (CITY) (STATE) (ZIP)	Birmingham, AL 35243-0500 (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, Christopher M. Milam and wife, Liza N. Milam

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Jane A. Branyon, a single woman

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:

BEING part of Lot No. 15 on the Plat of Hillsboro Circle as of record in Plat Book 1130, page 15, Register's Office for Davidson County, Tennessee.

SAID part of Lot No. 15 fronts 49.4 feet on the northerly margin of Sharondale Court and extends back 126.1 feet on the easterly line and 147.9 feet on the westerly line to a line on the rear on which it measures 102.2 feet, and being the original Lot No. 15 as shown on said plat less that portion of said lot conveyed to the State of Tennessee by deed at Book 4741, page 433, said Register's Office.

Being the same property conveyed to Christopher M. Milam by deed from Walter Low and wife, Jeane Russelle Low of record in Book 7084, page 709, Register's Office, Davidson County, Tennessee.

Shared driveway agreement of record in Book 7178, page 438, said Register's Office.

Easement to the State of Tennessee of record in Book 4741, page 433, said Register's Office.

The legal description contained herein is the same as in the previous deed of record.

Liza N. Milam herein joins to convey any and all right and interest she may have; especially her marital rights.

9288 10/29 0101 03CHECK 438.35

unimproved ( )
This is improved (X) property, known as 2720 Sharondale Court, Nashville, TN 37215
(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 our hand s this 26th day of October, 19 98

Christopher M. Milam

Liza N. Milam

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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 Christopher M. Milam and wife, Liza N. Milam

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 Nashville, Tennessee, this 26th day of October, 19 98.

Commission expires _____

NOTARY PUBLIC AT LARGE
DAVIDSON CO.

Notary Public

STATE OF TENNESSEE
COUNTY OF

My Commission Expires [illegible]

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

IDENTIF. ➔ REFERENCE

05053303

98 OCT 29 AM 10:05

BILL GARRETT 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 115500.00
				CON TX 427.35
				PRFEE 1.00
				WDEED 8.00
				CFEE 2.00
				TOTAL 438.35
				CHECK 438.35
10/29/98	01			10:06 0001 9288

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0505303
IDENTIF. # REFERENCE

98 OCT 29 AM 10:05
BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

No. 1364459