BOOK 11199 PAGE 126

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 172,500.00

Affiant

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

Notary Public

MY COMMISSION EXPIRES: 9-28-2002
(AFFIX SEAL)

TSHA C. BALDWIN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. My Commission Expires September 28, 2002

THIS INSTRUMENT WAS PREPARED BY
Premier Title & Escrow, LLC, 4301 Hills[illegible]te 300, Nashville, Tennessee 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
John P. Miller, Jr. (NAME)	Flagstar Bank, FSB (NAME)	MAP 172-12-A
6021 Bradford Hills Drive (ADDRESS)	2600 Telegraph Rd. (ADDRESS)	PARCEL 38 CO
Nashville, Tennessee 37211 (CITY) (STATE) (ZIP)	Bloomfield Hills, MI 48302-0953 (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, Mark K. Fry and wife, Jackie S. Fry

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO John P. Miller, Jr. and wife, Jennifer E. 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. 49 on the Plan of Section One, Bradford Hills, of record in Book 7900, page 6, amended in Book 7900, pages 110-112, Register's Office for Davidson County, Tennessee to which Plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Mark K. Fry and spouse, Jackie S. Fry by deed from Mellon A. Fry and spouse, Rosemary Fry, of record in Book 8759, page 64, said Register's Office.

This conveyance is subject to (a) 1998 real property taxes which have been prorated and assumed by the grantee(s); (b) all matters appearing on the plan of record in Book 7900, pages 110-112, said Register's Office; (c) restrictive covenants of record in Book 8069, page 170, Book 9055, page 826, Book 9058, page 989, Book 9227, page 681, Book 9384, page 290 and Book 9693, page 70, said Register's Office; (d) Bylaws of record in Book 8071, page 531, said Register's Office; and (e) Charter of record in Book 8091, page 500, said Register's Office.

5446 11/10 0101-03CHECK 649.25

unimproved ( )
This is improved (X) property, known as 6021 Bradford Hills Drive, Nashville, Tennessee 37211
(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 30th day of October, 19 98

Mark K. Fry

Jackie S. Fry Jackie S. Fry by Mark K. Fry, attorney in fact

MAIL ENV.

98 NOV 10 PM 3:06
[illegible] REGISTER
DAVIDSON COUNTY, TN.

IDENTIFICATION REFERENCE

05110073

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 Mark K. Fry

the bargainor _____ with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 30th day of October 19 98.

Commission expires _____

_____
Notary Public

KEVIN D. MONTGOMERY NOTARY Exp. 11/27/1999 PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

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

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 30th day of October, 1998, before me personally appeared Mark K. Fry, 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 Jackie S. Fry and acknowledged that he executed the same as the free act and deed of Jackie S. Fry.

WITNESS my hand and seal this 30th day of October, 1998.

KEVIN D. MONTGOMERY NOTARY Exp. 11/27/1999 PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

_____
Notary Public

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

RECEIVED OF _____

FOR _____

BOOK 11199 PAGE 128

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 172500.00
CON TX 638.25
PRFEE 1.00
WDEED 8.00
CFEE 2.00
TOTAL 649.25
CHECK 649.25

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

11/10/98 01 15705 0001 5446

05111073
IDENTIFICATION REFERENCE

98 NOV 10 PM 3:06

JILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

No. 1370566