307 CAL

Address New Owner:	Map-Parcel Numbers:	Send Tax Bills To:
Scott A. Miller 307 LYNN DR NASHVILLE, TN 37211	Map-Parcel **118-12-064**	SAME
This instrument prepared by: Boult, Cummings, Conners & Berry, PLC 414 Union Street, Suite 1600, P.O. Box 198062, Nashville, TN 37219		

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN and NO/100 DOLLARS ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, **Carol A. Sharer Wilson** (the "Grantor"), has bargained and sold, and by these presents does transfer and convey to **Scott A. Miller** (the "Grantee"), Grantee's heirs and assigns, certain land in Davidson County, State of Tennessee, being more particularly described in EXHIBIT A, which is attached hereto and incorporated herein by this reference (the "Property").

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to the following:

1. All matters shown on the Plan of record in Book 5060, page 199, said Register's Office.

This is improved property, known as **610 Thompson Lane, Nashville, Tennessee 37204**.

TO HAVE AND TO HOLD the Property with all appurtenances, estate, title, and interest thereto belonging to the Grantee, Grantee's heirs and assigns, forever.

Grantor covenants with the Grantee that Grantor is lawfully seized and possessed of the Property in fee simple; that Grantor has a good right to convey the Property, and that the Property is unencumbered except as set forth hereinabove.

Grantor further covenants and binds herself to warrant and forever defend the title to the Property to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever, except that no warranty is made as to the amount of acreage in the Property.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is **$280,000.00**.

Affiant

Subscribed and sworn to before me this 16 day of November, 1998.

NOTARY PUBLIC AT LARGE

Notary Public
My Commission Expires: 12-11-2000

0525192.01
009300-002 11/13/1998

The Property conveyed herein is commercial property and is not now, nor has ever been the principal residence of the Grantor.

IN WITNESS WHEREOF, the Grantor has executed this Deed this 16th day of November, 1998.

Carol A. Sharer Wilson

Carol A. Sharer Wilson

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 Carol A. Sharer Wilson, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and seal, at office in Nashville, Tennessee, this the 16th day of November, 1998.

Loretta P. Lane

NOTARY PUBLIC

NOTARY PUBLIC AT LARGE

My Commission Expires: 3/23/2002

EXHIBIT A

(Legal Description) BOOK 11206 PAGE 828

LAND in Davidson County, Tennessee, being Lot No. 1 Colonial Realty Company Subdivision, of record in Book 5060, page 119, Register's Office for said County.

Said Lot fronts 150 feet on the northerly right-of-way of Thompson Lane, and runs back between parallel lines, 200 feet to a real line measuring 150 feet.

INCLUDED in the above description, but expressly EXCLUDED in that portion of said lot No. 1 conveyed to the State of Tennessee, of record in Book 6186, page 767, Register's Office for Davidson County, Tennessee, more particularly described as follows: BEGINNING at the point of intersection of the north margin of Thompson Lane (State Route 155) and the east boundary of Marvin P. Couser; thence with said east boundary northwardly 14 feet more or less to a point; thence with the proposed right of way with a 1380.89 foot radius curve left and eastwardly 153 feet more or less to a point; thence with the west boundary of Colonial Realty Company, southwardly 45 feet more or less to a point; thence with the said north margin North 82 degrees 15' 45" west 150.0 feet to the point of beginning.

BEING the same property conveyed to Carol A. Sharer (now Wilson) by deed from Tennessee Real Estate Company of record in Book 7067, page 79, Register's Office for Davidson County, Tennessee.

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

98 NOV 16 PM 4:22
BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

05131 65
IDENTIF. & REFERENCE

7640 11/16 0101 03CHECK 1051.00

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

RECEIVED OF _____

FOR _____

BOOK 11206 PAGE 829

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 280000.00
CON TX 1036.00
PRFEE 1.00
WDEED 12.00
CFEE 2.00
TOTAL 1051.00
CHECK 1051.00

11/16/98 01 16121 0001 7640

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

05/31/65
IDENTIF. ↑ REFERENCE

98 NOV 16 PM 4:22
BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

No. 1372721