Box 58-B

WARRANTY DEED

BOOK 11242 PAGE 917

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 140,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF November 19 98

Notary Public

MY COMMISSION EXPIRES: 5-28-2000

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Hix Gray & Nave, PLLC, 315 Deaderick Street, Ste. 1620, Nashville, Tennessee 37238

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Richard M. Miller, Sr. (NAME)	New Owner (NAME)	MAP 157-8-A
14 Middleton Park Lane (ADDRESS)	(ADDRESS)	PARCEL 26
Nashville, TN 37215 (CITY) (STATE) (ZIP)	(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, Mary Catherine Obolensky, Trustee for Octavia Willing Davidovna as to a 50% interest and for Natalya Elisabeth Davidovna as to a 50% interest HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Richard M. Miller, Sr. and wife, Betty Ruth Randolph 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:

Lot 26 of Middleton, a Residential Planned Unit Development, 3rd revision of record in Book 6900, page 900, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Mary Catherine Obolensky, as Trustee for Natalya E. Obolensky and Octavia W. Obolensky, under Irrevocable Trust Agreement entered December 30, 1988, and amended September 30, 1989, between George T. Hicks and wife, Sallie R. Hicks, and Mary Catherine Obolensky, Trustee, with full power under the Trust to sell, convey, lease, or mortgage without the joinder of any beneficiary, by Quitclaim Deed from George T. Hicks and wife, Sallie Read Hicks, of record in Book 8512, page 731, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the plan of record in Book 6900, page 900, restrictions of record in Book 6522, page 212, amended in Book 7119, page 345, Book 9816, page 844 and in Book 10714, page 744, storm water detention agreement in Book 6505, page 881, and sewer line deeds of conveyance to Davidson County Department of Water & Sewerage of record in Book 8377, page 774, Book 8377, page 812 and Book 8377, page 816, all of record in the Davidson County Register's Office.

Octavia Willing Davidovna and Octavia W. Obolensky being one and the same person.
Natalya Elisabeth Davidovna and Natalya E. Obolensky being one and the same person.

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

unimproved (X)
This is improved ( ) property, known as 14 Middleton Park Lane, 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 my hand this 30th day of November 19 98

Mary Catherine Obolensky, Trustee by Randall R. Hix attorney in Fact

Mary Catherine Obolensky, Trustee for Octavia Willing Davidovna Obolensky and Natalya Elisabeth Davidovna Obolensky

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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 Mary Catherine Obolensky, Trustee

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 Nashville, Tennessee, this 30th day of November 19 98.

Commission expires _____

_____
Notary Public

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 November, 1998, before me, the undersigned officer, personally appeared Marshall L. Hix, known to me (or satisfactorily proven) to be the person whose name is subscribed as attorney in fact for Mary Catherine Obolensky, Trustee, and acknowledged that he executed the same as the act of his principal for the purposes therein contained.

In witness whereof I hereunto set my hand and official seal.

Commission Expiration:

My Commission Expires NOV. 24, 2001

Dana B. Smith
Notary Public

NOTARY PUBLIC AT LARGE

98 DEC -8 PM 3:15
BILL GARNETT REGISTER
DAVIDSON COUNTY, TN.

IDENTIF. & REFERENCE

7455 12/08 0101 03CHECK

052422

529.00

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

RECEIVED OF _____

FOR _____

BOOK 11242 PAGE 919

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
140000.00
CON TX 518.00
PRFEE 1.00
WDEED 8.00
CFEE 2.00
TOTAL 529.00
CHECK 529.00

12/08/98 01 15:17 0001 7455

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0522422
IDENTIF. ↑ REFERENCE

98 DEC -8 PM 3:16
BILL GARNETT REGISTER
DAVIDSON COUNTY, TN.

No. 1382442