First Title and Escrow Company, Inc. **WARRANTY DEED** Book 11286 Pg 755

THIS INSTRUMENT PREPARED BY

George E. Mudter, Jr., Atty.
229 Ward Circle, Suite C-11
Brentwood, Tennessee 37027

9752 01/07 0101 03CHECK 658.50

#16172

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
HEARL BEN DAVIS	SOUTHEASTERN MORTGAGE OF	172-3-B
(NAME)	(NAME)	
661 Magnolia Lane	115 29th Avenue South	67.00 CO
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tennessee 37211	Nashville, Tennessee 37212	6DU83048
(CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN 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, DAVID W. MILLER AND WIFE, JILL T. MILLER

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO BETH T. DAVIS AND HUSBAND, HEARL B. DAVIS, III

HEREINAFTER CALLED THE GRANTEES, THEIR SUCCESSORS, 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. 67 on the Plan of The Woodlands Phase 2, as of record in Plat Book 6900, page 635, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to David W. Miller and wife, Jill T. Miller by deed from Christopher P. White and wife, Francine J. White of record in Book 9905, page 114, rerecorded in Book 11286, page 351, said Register's Office.

This conveyance is made subject to: (1) Restrictions of record in Book 7334, page 109, Book 7408, page 250, amended in Book 7516, page 37 and Book 8464, page 463, Book 8622, page 39, Book 8634, page 224, re-recorded in Book 8643, page 675; (2) Dedication of common area of record in Book 8472, page 310; (3) Charter of record in Book 8454, page 246; (4) Easements of record in Book 6710, page 495, Book 7091, page 428, Book 7917, page 422; (5) Agreement of record in Book 7336, page 3, Book 6699, page 752; and (6) All matters appearing on the Plan of record in Plat Book 6900, page 635, said Register's Office.

99 JAN -7 AM 10:06
WILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

05338888
RECEIVED FOR REFERENCE

unimproved ( )
This is improved (XX property, known as 661 Magnolia Lane, Nashville, Tennessee 37211

TO HAVE AND TO HOLD the said tract or parcel of land, with the apurtenances, estate, title and interest thereto belonging to the said GRANTEES, their successors, 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, successors, assigns and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their successors, 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.

In witness whereof, the GRANTORS have hereunto set their hands (if a corporation, has caused its name to be signed hereto by its duly authorized officer) on this 29th day of December, 1998.

David W. Miller Jill T. Miller By David W. Miller

DAVID W. MILLER

JILL T. MILLER
BY: DAVID W. MILLER, ATTORNEY-IN-FACT
BY POWER OF ATTORNEY RECORDED SIMULTANEOUSLY HEREWITH

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, DAVID W. MILLER with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand at office, this 29th day of December, 19 98.

My commission expires 9/23/2000 Notary Public

STATE OF _____
COUNTY OF _____

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, _____

with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained, and who further acknowledged that _____ is the _____ of _____ the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand at Office, this _____ day of _____, 19____.

My commission expires _____ Notary Public _____

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, DAVID W. MILLER, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Attorney-In-Fact for the said JILL T. MILLER and is authorized by the said JILL T. MILLER to execute this instrument on her behalf.

Witness my hand, at Office, this 29th day of December, 1998.

NOATARY PUBLIC

My Commission Expires: 9/23/2000

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 175,000.00

Beth T. Davis
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF December 1998

MY COMMISSION EXPIRES: 9/23/2000 (AFFIX SEAL)

Notary Public

WARRANTY DEED

FROM

DAVID W. MILLER AND WIFE,
JILL T. MILLER

TO

HEARL BEN DAVIS AND WIFE,
BETH T. DAVIS

PLEASE RETURN TO:
First Title & Escrow Company, Inc.
Suite 11C The Paddock
229 Ward Circle
P.O. Box 926
BRENTWOOD, TENNESSEE 37024-0926

OFFICIAL RECEIPT
BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11286 PAGE 757

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	CFEE - COMPUTER FEE	PRFEE - PROBATE FEE

0533888
IDENTIF. # REFERENCE

99 JAN -7 AM 10:06
BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

CAMT
175000.00
CON TX 647.50
PRFEE 1.00
WDEED 8.00
CFEE 2.00
TOTAL 658.50
CHECK 658.50
01/07/99 01 10:03 0001 9752

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1409129