THIS INSTRUMENT PREPARED BY:

Mitchell A. Watts, Attorney
2400 Crestmoor Road Suite 102
Nashville, Tennessee 37215

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $ 88,500.00

Affiant

Subscribed and sworn to before me, this 19th day of January 1999

Notary Public

My Commission Expires: 9-24-2001

Address New Owner:	Send Tax Bills To:	Map & Parcel Nos.
MARK W. MILLER 1213 Dallas Avenue Nashville, Tennessee 37212	MARINE MIDLAND MORTGAGE 7700 Little River Turnpike #302 Annandale, Virginia 22003	MAP 118-1 PARCEL 59

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of EIGHTY EIGHT THOUSAND FIVE HUNDRED AND NO/100---------- ($ 88,500.00) DOLLARS, cash in hand paid by the hereinafter named Grantee___, the receipt of which is hereby acknowledged, I , DANIEL E. STRIMER , UNMARRIED hereinafter called the Grantor___, have bargained and sold, and by these presents do transfer and convey unto MARK W. MILLER, UNMARRIED hereinafter called the Grantee___, his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

BEING Lot No. 32 and the East 17 1/2 feet of Lot No. 31 on the Map of Victoria Place of record in Book 332, page 10, Register's Office for Davidson County, Tennessee.

SAID Lot No. 32 and part of Lot No. 31 adjoin and front together 80.0 feet on the south side of Dallas Avenue and run back between parallel lines 130.5 feet to an alley.

BEING the same property conveyed to Daniel E. Strimer, unmarried, by deed from James A. Graham, unmarried, of record in Book 7868, page 24, Register's Office for Davidson County, Tennessee.

IDENTIFICATION REFERENCE
99 JAN 21 PM 3:52
DAVIDSON COUNTY, TN.
053954 1

This is improved property known as 1213 Dallas Avenue, Nashville, Tennessee 37212

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE___, his heirs and assigns, forever.

GRANTOR___ COVENANT_s with the said GRANTEE___ that he is lawfully seized and possessed of said land in fee simple, ha_s good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated by the parties and assumed by Grantee(s).

2. Matters shown on the Plan of Victoria Place of record in Book 332 , page 10, Register's Office for Davidson County, Tennessee.

GRANTOR___ FURTHER COVENANTs__ and binds himself___, his___ heirs and representatives to warrant and forever defend the title to the said GRANTEE___, his___ heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF I have hereunto set my hand___on this the 19th day of January, 19 99.

Daniel E. Strimer

DANIEL E. STRIMER

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named DANIEL E. STRIMER, 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 this 19th day of January, 19 99.

My Commission Expires: September 29, 2001

Notary Public

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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___ 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 this _____day of _____ , 19 _____.

My Commission Expires: _____

Notary Public

5727 01/21 0101 03CHECK 338.45

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11306 PAGE 928

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

0539541

IDENTIF. & REFERENCE

99 JAN 21 PM 3:52

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

CAMT	88500.00
CON TX	327.45
PRFEE	1.00
WDEED	8.00
CFEE	2.00
TOTAL	338.45
CHECK	338.45

01/21/99 01 15:50 0001 5727

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1415150