File Box 9B
#16216

G

WARRANTY DEED

THIS INSTRUMENT PREPARED BY

George E. Mudter, Jr., Atty.
2000 Richard Jones Road #110
Nashville, Tennessee 37215

BOOK 11321 PAGE 571

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
JOHN M. ROSEN, JR.	FIRST TRUST MORTGAGE COMPANY	Map 103-10
(NAME)	(NAME)	
4515 Price Circle Road	6525 Quail Hollow	Par 68
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tennessee 37205	Memphis, Tennessee 38120	F.B. 8DA60955
(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, MICHAEL MILLER AND WIFE, EMILY G. MILLER

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO JOHN M. ROSEN, JR. AND WIFE, MICHELLE J. ROSEN

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. 5 on the Plan of Hillwood Estates Section One as of record in Plat Book 1835, page 117, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to Michael Miller and spouse, Emily G. Miller by deed from John F. Bruns and spouse, Christine C. Bruns of record in Book 8154, page 535, said Register's Office.

This conveyance is made subject to: (1) 1999 Taxes, which have been prorated and assumed by the grantees; (2) Easements of record in Book 4007, page 276; and (3) All matters appearing on the Plan of record in Plat Book 1835, page 117, said Register's Office.

0543903
IDENTIF. ↑ REFERENCE

99FEB-2 PM 1:11

BILL GARNETT REGISTER
DAVIDSON COUNTY, TN.

0389 02/02 0101 03CHECK 936.00

unimproved ( )
This is improved (XX) property, known as 4515 Price Circle Road, Nashville, Tennessee 37205

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 January, 19 99.

Michael Miller

MICHAEL MILLER

Emily G Miller by Michael Miller

EMILY G. MILLER
BY: Michael Miller, Attorney-In-Fact
~~by Power of Attorney recorded~~
simultaneously herewith

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MICHAEL 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 January 1999.

My commission expires _____ Notary Public _____

GEORGE E. MUDTER JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

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.

My Commission Expires SEPT. 23, 2000

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

My commission expires _____ Notary Public _____

STATE OF TENNESSEE COUNTY OF DAVIDSON:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Michael 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 Emily G. Miller and is authorized by the said Emily G. Miller to execute this instrument on her behalf.
Witness my hand, at Office, this 29th day of January, 1999.

_____
Notary Public

My Commission Expires:_____

GEORGE E. MUDTER JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires SEPT. 23, 2000

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 250,000.00.

_____
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF January 1999.

MY COMMISSION EXPIRES:_____
(AFFIX SEAL)

_____
Notary Public

GEORGE E. MUDTER JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires SEPT. 23, 2000

WARRANTY DEED

FROM

MICHAEL MILLER AND WIFE,
EMILY G. MILLER

TO

JOHN M. ROSEN, JR. AND
WIFE, MICHELLE J. ROSEN

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 _____

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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

0543903
IDENTIF. & REFERENCE
99FEB-2 PM 1:11
JILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

CAMT	250000.00
CON TX	925.00
PRFEE	1.00
WDEED	8.00
CFEE	2.00
TOTAL	936.00
CHECK	936.00

02/02/99 01 13:10 0001 0389

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1419743