This Instrument Was Prepared By:
Davis & Jordan, PC
5210 Maryland Way, #202
Brentwood, TN 37027

BOOK 11408 PG. 687

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN ($10.00) DOLLARS, cash in hand paid, by the hereinafter named Grantees, the receipt of which is hereby acknowledged, The Legends Collection, Inc., ("Grantor") has bargained and sold, and does hereby bargain, sell and convey unto Mark S. Miller and wife, Laura L. Miller, ("Grantees") the following described real estate located in Davidson County, Tennessee, more particularly described as follows:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 1 ON THE PLAN OF SECTION ONE HUNDRED TWO, EDGEHILL ESTATES, OF RECORD IN BOOK 4715, PAGE 191, REGISTER'S OFFICE FOR SAID COUNTY, DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON PIN IN THE SOUTHERLY MARGIN OF TREMONT AVENUE, SAID POINT BEING LOCATED WESTWARDLY 100 FEET, MORE OR LESS, ALONG THE SOUTHERLY MARGIN OF SAID AVENUE FROM THE SOUTHWEST CORNER OF THE INTERSECTION OF SAID AVENUE AND VILLA PLACE, THENCE S 6 DEG. 36' W 165.5 FEET TO AN IRON PIN IN THE NORTHERLY MARGIN OF ALLEY 435 AS WIDENED, THENCE WITH THE NORTHERLY MARGIN OF ALLEY 434 AS WIDENED, N 83 DEG. 10' W 27.58 FEET TO AN IRON PIN AT THE BEGINNING OF A CURVE, THENCE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 20.00 FEET NORTHEASTWARDLY 31.33 FEET TO A CONCRETE MONUMENT ON THE EASTERLY MARGIN OF ALLEY 438 AS WIDENED, THENCE WITH THE EASTERLY MARGIN OF ALLEY 438 AS WIDENED N 6 DEG. 36' E 130.52 FEET TO AN IRON PIN AT THE BEGINNING OF A CURVE, THENCE ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 15.00 FEET, NORTHEASTWARDLY 23.62 FEET TO A CONCRETE MONUMENT IN THE SOUTHERLY MARGIN OF SAID TREMONT AVENUE, THENCE WITH THE SOUTHERLY MARGIN OF SAID ALLEY S 83 DEG. 10' E 32.44 FEET TO THE POINT OF BEGINNING.

BEING THE SAME PROPERTY CONVEYED TO THE LEGENDS COLLECTION, INC., BY WARRANTY DEED OF RILEY M. CLEMONS, DATED FEBRUARY 2, 1999, AND OF RECORD IN BOOK 11328, PAGE 667, REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

This conveyance is subject to all encumbrances, easements, restrictive covenants and other matters of public record as may affect the property.

This property is known as 1507 Tremont Street, Nashville, TN 37212.

TO HAVE AND TO HOLD The aforesaid tract or parcel of land with appurtenances, estate title and interest thereto belonging to the Grantees, their heirs and assigns in fee simple forever.

Grantor does hereby covenant with the Grantees that the Grantor is lawfully possessed of said land in fee simple, the Grantor has good right to sell and convey same; that the same is unencumbered except as noted herein and that the title and quiet possession thereto Grantor will warrant and forever defend against the lawful claims of all persons.

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WITNESS the signature of the Grantor this 26th day of March, 1999.

THE LEGENDS COLLECTION, INC.

By: _____
Jimmy Velvet, President

********** BOOK 11408 PG. 688

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Jimmy Velvet, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the President of The Legends Collection, Inc., a Tennessee Corporation, the within named Bargainor, and that he as such President, executed the foregoing instrument for the purposes therein contained, by signing the name of the Corporation by himself as such President.

Witness my hand and seal at office this 26th day of March, 1999.

_____
Notary Public

My commission expires: _____

MARTHA ANN BEASLEY
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

My Commission Expires MAY 30, 1999

05679941

IDENTIFICATION REFERENCE

99 MAR 31 AM 10:43

PILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

REC'D FOR 1ST CHECK 27.00

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STATE OF TENNESSEE)
) SS
COUNTY OF DAVIDSON)

VALUATION AFFIDAVIT

I, or we, hereby swear or affirm that, to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater is $98,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this 26th day of March, 1999.

Notary Public

Commission Expiration: 1-27-2001

W. WILLIAM DAVIS
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

My Commission Expires JAN. 27, 2001

RETURN TO:	SEND TAX BILLS TO:	PROPERTY ADDRESS:
W. William Davis Davis & Jordan, PC 5210 Maryland Way, #202 Brentwood, TN 37027	Mark S. Miller et ux 1507 Tremont Street Nashville, TN 37212	1507 Tremont Street Nashville, TN 37212

MAP PARCEL NUMBER
105-1/189

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OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11408 PG. 690

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

0567994

IDENTIFICATION REFERENCE

99 MAR 31 AM 10:43

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

CAMT	58000.00
CON TX	362.60
PRFEE	1.00
MDEED	12.00
CFEE	2.00
TOTAL	377.60
CHECK	377.60

03/31/99 01 10:42 0001 5876

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1444935