WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 157,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
21st DAY OF May 19 99

Notary Public

MY COMMISSION EXPIRES: SEP 01 24 2001
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Premier Title & Escrow, LLC, 4301 Hillsboro Road, Suite 300, Nashville, Tennessee 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Mark S. Miller	Capital Bank & Trust	MAP 104-15
(NAME)	(NAME)	
2111 Sunset Place	1820 West End Avenue	PARCEL 251
(ADDRESS)	(ADDRESS)	
Nashville, Tennessee 37212	Nashville, TN 37203	
(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, Milbrey Louise Harding, unmarried .

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Mark S. Miller and wife, Laura L. 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:

Land in Davidson County, Tennessee, being Lot No. 23 and the easterly half of Lot No. 24 on the Map of Linden Place, of record in Book 547, pages 121 and 122, Register's Office for Davidson County, Tennessee.

Said Lot No. 23 and part of Lot No. 24 adjoin and front together 112.95 feet on the southerly side of Linden place and runs back between parallel lines 174 feet on the east line of Lot No. 23 and 185 feet, more or less, on the westerly line of part of Lot No. 24 to a dead line on which they measure 112.5 feet, more or less.

Easement for a sewer line is across the rear portion of the premises.

Being the same property conveyed to Claude Gray Harding and wife, Milbrey Louise Harding by deed from Aleen Laurene Johnson and husband, Frank Johnson of record in Book 1583, page 203, said Register's Office. Claude Gray Harding died leaving Milbrey Louise Harding as his surviving spouse.

This conveyance is subject to (a) 1999 real property taxes which have been prorated and assumed by the grantee(s); (b) all matters appearing on the plan of record in Book 547, page 121, said Register's Office; and (c) restrictive covenants of record in Book 1174, page 279, said Register's Office.

unimproved ( )
This is improved (X) property, known as 2111 Sunset Place, Nashville, Tennessee 37212
(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 21st day of May 19 99

Milbrey Louise Harding

Milbrey Louise Harding

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 Milbrey Louise Harding, unmarried

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 21st day of May, 19 99.

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

99 MAY 24 PM 3:02
REGISTER
DAVIDSON COUNTY, TN.

0590610

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11491 PG. 471

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

0590610

IDENTIFICATION REFERENCE

99 MAY 24 PM 3:02

DAVIDSON COUNTY, TN.

[illegible] 177500.00
[illegible] 562.75
[illegible] 1.00
[illegible] 8.00
[illegible] 2.00
[illegible] 573.75
[illegible] 573.75
[illegible] 02 15:03 0001 9950

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1464545