WARRANTY DEED

BOOK 11495 PG. 565

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 105,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 17th DAY OF May, 99

Notary Public

MY COMMISSION EXPIRES: My Commission Expires MAR. 23, 2002
(AFFIX SEAL)

NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
Deanie L. Gregory, Attorney-at-Law, 223 Madison Street, S. 103, Madison, TN 37115

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Connie L. Spain (NAME)	Chase Manhattan Mortgage Corp. (NAME)	MAP 73-16
and Clifford M. Wooten (NAME)		
2435 Vale Lane (ADDRESS)	P. O. Box 78509 (ADDRESS)	PARCEL 8
Nashville, TN 37214 (CITY) (STATE) (ZIP)	Phoenix, AZ 85062-8509 (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, James C. Miller, only heir-at-law of Ramona D. Miller

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Connie L. Spain and Clifford M. Wooten as Joint Tenants with right of survivorship

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. 92 on the Plan of Sunset View, Section I Revised, as of record in Book 2663, Pages 27 and 28, Register's Office for Davidson County, Tennessee.

Said Lot No. 92 fronts 128.8 feet on the south side of Vale Lane and runs back 147.8 feet on the west line and 145.7 feet on the east line to a dead line in the rear on whch it measures 90.2 feet thereon.

Being the same property conveyed to Clarence P. Miller and wife, Ramona D. Miller by Warranty Deed from William P. Wright and wife, Anna L. Wright of record in Book 3371, Page 91, Register's Office for Davidson County, Tennessee. The said Clarence P. Miller having died on July 29, 1983 and the said Ramona D. Miller having since died on May 2, 1987, leaving James P. Miller as her only heir-at-law.

THIS CONVEYACNE IS MADE SUBJECT TO NOTES, EASEMENTS, BUILDING SETBACK LINES, ETC., IF ANY, AS MAY BE SET FORTH ON THE PLAN OF SUNSET VIEW, SECTION ONE, AS OF RECORD IN PLAT BOOK 2663, PAGES 27 AND 28, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE AND SUBJECT TO SEWER EASEMENT OF RECORD IN BOOK 6733, PAGE 920, SAID REGISTER'S OFFICE.

unimproved ( )
This is improved (X) property, known as 2435 Vale Lane, Nashville, TN 37214
(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 17th day of May, 19 99

James C. Miller

BOOK 11495 PG. 566

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 James C. Miller, only heir-at-law of Ramona D. Miller

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 at Madison, Tennessee, this 17th day of May, 19 99.

Commission expires March 23, 2002

Notary Public

STATE OF TENNESSEE
COUNTY OF

My Commission Expires MAR 23 2002

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

05917766

RECEIVED FOR REFERENCE

99 MAY 26 PM 2:59

WILLIAM R. MORRISON
REGISTER
DAVIDSON COUNTY, TN.

1159 05/26 0101 03CHECK 402.83

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11495 PG. 567

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

0591766

INSTRUMENT REFERENCE

99 MAY 26 PM 3:00

ALL TAXES PAID REGISTER
DAVIDSON COUNTY, TN.

CAMT 105900.00
CON TX 391.83
PRFEE 1.00
WDEED 8.00
CFEE 2.00
TOTAL 402.83
CHECK 402.83

05/26/99 01 15:03 0001 1158

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1465736