WARRANTY DEED

BOOK 11504 PG. 454

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ -0-

Michael F. Trubee
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th DAY OF May 99

Marie Bradford
Notary Public

MY COMMISSION EXPIRES ~~March 24, 2001~~ (AFFIX SEAL)

MARIE BRADFORD NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
METROPOLITAN ESCROW, INC., 217 Pineway Drive, Nashville, TN 37217

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Michael F. Trubee (NAME)	Cendant Mortgage Corporation (NAME)	
3201 Cedar Ridge Road (ADDRESS)	6000 Atrium Way (ADDRESS)	
Nashville, TN 37214 (CITY) (STATE) (ZIP)	Mt. Laurel, NJ 08054 (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, Lorraine M. Miller

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Michael F. Trubee and Leeann F. Doyal, both unmarried

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:

BEING A PARCEL of land in the Second Civil District of Nashville, Davidson County, Tennessee, located in the southeast quadrant of Elm Hill Pike and Trails End Lane and being more particularly described as follows:

BEGINNING at a point in the southerly line of Metropolitan Nashville property, said point being S 80° 11' 49" E, 201.01 feet along said line from the east end of the return at the southeast corner of Elm Hill Pike and Trails End Lane;

Thence, with the southerly line of said Metropolitan Nashville S 80° 11' 49" E, 164.87 feet to a point in the west line of Larchwood Subdivision, Section 2, of record in Plat Book 5200, Page 58, R.O.D.C.;

Thence, with said Larchwood, S 07° 48' 33" W, 16.86 feet to a point;
Thence, S 09° 41' 15" W, 68.61 feet to a point;
Thence, S 09° 41' 30" W, 109.98 feet to a point;
Thence, leaving said Larchwood, with a new line, S 88° 57' 55" W, 167.40 feet to a point;
Thence, with a new line, N 09° 27' 04" E, 226.92 feet to the point of beginning, containing 34,837 square feet of 0.80 acres, more or less.

CONTINUED on page 2

unimproved (X)
This is improved ( ) property, known as 3201 Cedar Ridge Road, 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 25th day of May 19 99

Lorraine M. Miller
Lorraine M. Miller

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 Lorraine M. Miller

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 25th day of May, 1999.

Commission expires March 24, 2001

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

LEGAL DESCRIPTION CONTINUATION

BEING the same property conveyed to Lorraine M. Miller by Quitclaim Deed from Chue Fa Fane, Kazuo Ishida, Philip L. Laxton, Pamala S. Laxton, Lorraine M. Miller, and Carter A. Neathery, of record in Book 10127, Page 294, Register's Office for said County.

This conveyance is subject to Restrictive Covenants of record in Book 9004, Page 837, Register's Office for said County.

This conveyance is subject to any and all existing restrictions and easements of record.

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99 JUN -1 PM 5:20

BILL GARNER
DAVIDSON CO. REGISTER
DAVIDSON COUNTY, TN.

DEL. # & REFERENCE

059382