BOX #14A
G#12864-2

WARRANTY DEED

KIMBERLY R. DOUGHER
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 80,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st DAY OF June 19 99

Notary Public

MY COMMISSION EXPIRES: May 27, 2001
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
JOHN T. COOK, P.C., 2927 BERRY HILL DRIVE, NASHVILLE, TN 37204

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO: MORTGAGEE:	MAP-PARCEL NUMBERS
AMY BETH KUZIO	SUNTRUST BANK, SAVANNAH, N.A.	MAP 094-03-0
(NAME)	(NAME)	
224 Riverside Drive	P. O. Box 530718	PARCEL 003.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206	Atlanta, GA 30353-0718	FB #15DA-39570
(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, TONI D. MILLER, UNMARRIED, AND GEORGE W. FLETCHER, UNMARRIED

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO AMY BETH KUZIO, UNMARRIED, AND DANIEL P. KUZIO, MARRIED, AS TENANTS IN COMMON 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. 14 on the Plan of Fortland Park, Section One, as of record in Book 2663, Page 61, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

BEING the same property conveyed to Toni D. Miller and George W. Fletcher, as tenants in common, by Deed from Henry Allen Justice, Jr., Doris Justice Zirbel, JoAnn Justice Lewis, Donald Brush Justice, and Robert Gailor Justice, Devisees under the Will of Henry A. Justice, Deceased, of record in Book 10768, Page 178, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to restrictive covenants of record in Book 2753, Page 612, said Register's Office; easements and setback lines as set forth on the above plan of record; and taxes for the current year which have been prorated and assumed by the Grantees herein.

4286 06/02 0101 03CHECK 307.00

unimproved ( )
This is improved (X) property, known as 224 Riverside Drive, Nashville, TN 37206
(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 our hand s this 1st day of June 19 99

TONI D. MILLER

GEORGE W. FLETCHER

99 JUN -2 PM 4:17
L.G. HOOKER, REGISTER
DAVIDSON COUNTY, TN.

RECEIVED FOR RECORD AND RECORDED IN OFFICIAL RECORDS OF DAVIDSON COUNTY, TENNESSEE

05947.48

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 TONI D. MILLER AND GEORGE W. FLETCHER

the bargainor S with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at NASHVILLE, Tennessee, this 1st day of June, 19 99.

Commission expires May 27, 2001

KIMBERLY R. DOUGLAS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY (TENN.)

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

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____ BOOK 11507 PG. 853

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

0594748

IDENTIFICATION REFERENCE

99 JUN -2 PM 4:17

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

CAMT	80000.00		
CON TX	296.00		
PRFEE	1.00		
WDEED	8.00		
CFEE	2.00		
TOTAL	307.00		
CHECK	307.00		
06/02/99	01	16:20 0001	4288

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1468809