TI INSTRUMENT PREPARED BY:

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David B. Herbert
DAVID B. HERBERT
ATTORNEY NASHVILLE, TENN.

WARRANTY DEED

REAU E. FOLK, JR. FORM

MAP - PARCEL NUMBER(S)	NAME AND ADDRESS OF NEW OWNER(S)	SEND TAX BILLS TO
128-10-47	Mr/Mrs Neil M. Miller same as below	Diversified Mortgage Co. Stahlman Building Nashville, Tennessee 37201
FIELD BOOK NUMBER(S) 9D-57630	STREET ADDRESS OF SUBJECT PROPERTY (IF IMPROVED) 200 New Sawyer Brown Road	LOAN OR ACCOUNT NO. 72-31-04 PROPERTY IS [X] IMPROVED [ ] UNIMPROVED

EACH BOOK AND PAGE NUMBER REFERRED TO HEREIN, UNLESS OTHERWISE DESIGNATED, IS IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

For and in consideration of the sum of TEN DOLLARS ($10.00) and other good and valuable considerations, the receipt of which is hereby acknowledged, and in further consideration of the assumptionof, and agreement by the grantees herein to pay, the principal balance now due, plus future interest, on a certain note, dated April 7,1972, in the original principal sum of $17,700.00, payable to Diversified Mortgage Company in monthly installments of $117.88, including interest as set forth in said note, and being secured by a deed of trust executed by Pat K. Sensing and wife, Myrna Q. Sensing, to J. J. Foley, Jr., Trustee, as of record in Book 4592, page 317, said debt having since been assigned to Fidelity Federal Savings & Loan Association, by instrument of record in Book 4598, page 883,

PAT K. SENSING and wife, MYRNA Q. SENSING

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto NEIL M. MILLER and wife, SANDRA MILLER

hereinafter called the Grantee, his heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Lot No. 215 on the Plan of Stacy Square, Section III, as of record in Book 4175, page 154, described as follows:

BEGINNING at a point in the southerly margin of Sawyer Brown Road at the common corner of Lots 215 and 216; thence with the line between said lots and in a southerly direction, 76.5 feet to a concrete monument; thence in a southeasterly direction 88.0 feet to a concrete monument in the northwesterly margin of Sawyer Brown Court; thence in a northeasterly direction with said Court, 4.49 feet to a concrete monument; thence continuing with said court along a curve to the left in a northerly direction 134.90 feet to a concrete monument, the beginning of a curve to the left having a radius of 25.0 feet; thence around said curve a distance of 37.58 feet to a concrete monument in the southerly margin of Sawyer Brown Road; thence with said road and in a westerly direction 85.26 feet to the point of beginning.

Being the same property conveyed to Pat K. Sensing and wife, Myrna Q. Sensing, by deed from C. & S. Builders, Inc., as of record in Book 4592, page 315.

This conveyance is made subject to restrictions of record in Book 4467, page 85.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the Grantee, his heirs, successors and assigns, forever.

And the Grantor covenants with the Grantee that he is lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, Except as shown above and 1974 taxes which Buyers assume and agree to pay.

The Grantor further covenants and binds himself, his heirs, successors and representatives to warrant and defend the title to the said land to the Grantee, his heirs, successors and assigns against the lawful claims of all persons.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

In witness whereof, the Grantor has hereunto set his hand (if a corporation, has caused its name to be signed hereto by its duly authorized officers) on this, the 11th day of January, 1974.

Myrna Q. Sensing
Myrna Q. Sensing

Pat K. Sensing
Pat K. Sensing

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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Before me, David B. Herbert, a Notary Public in and for the State and County aforesaid, personally appeared the within named Pat K. Sensing and wife, Myrna Q. Sensing the bargainor(s), with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this, the 11th day of January, 1974.

My commission expires: 7-27-77

Notary Public

STATE OF _____
COUNTY OF _____

Before me, _____, a Notary Public in and for the State and County aforesaid, personally appeared the within named _____ the bargainor(s), with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained.

Witness my hand and official seal at _____, this, the _____ day of _____, 19____.

My commission expires: _____

Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 22,074.16

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11th DAY OF January, 1974.

MY COMMISSION EXPIRES: 7-27-77 (AFFIX SEAL)

Notary Public

WARRANTY DEED

FROM

PAT K. SENSING AND WIFE

TO

NEIL M. MILLER AND WIFE

C 38704

IDENTIF. REFERENCE

JAN 16 3 43 PM '74

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Return to:
ORTALE, KELLEY, HERBERT & CRAWFORD
14th Flr. 3rd Natl. Bk. Bldg.
Nashville, Tennessee

JAN16 CONV 22,074.16
JAN16 STAX A* 57.46
JAN16 PBFEE A* .50
JAN16 WDEED A* 4.00 * 61.96

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, _____, a Notary Public in and for the State and County aforesaid, personally appeared _____ and _____, with whom I am personally acquainted, and who upon oath acknowledged _____ to be the _____ and _____, respectively, of _____, a corporation, the bargainor, and that _____, as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the said corporation by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at _____, Tennessee, this, the _____ day of _____, 19____.

My commission expires: _____

Notary Public