This instrument prepared by:
Joseph B. Pitt, Jr., Attorney
First American Center
Nashville, Tennessee 37238

WARRANTY DEED

BOOK 5559 PAGE 422

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Alan D. Miller and wife, Denise Miller	First Tennessee Bank N. A. Memphis	136-7-24
(NAME) 104 Del Crest Drive	(NAME) P. O. Box 474	
(STREET ADDRESS OR ROUTE NUMBER) Nashville, Tennessee 37217	(STREET ADDRESS) Memphis, Tennessee 38101	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of Ten and no/100---------- ----------($10.00)---------- *Dollars,* cash in hand paid, the receipt of which is hereby acknowledged, and other good and valuable consideration, a part of which is the assumption of one certain trust deed dated March 19, 1979, and filed for record March 21, 1979, in the office of the recorder of deeds of Davidson County, Tennessee, in Book 5408, page 186, and note of even date thereby secured, in the original principal amount of $51,900.00 payable to First Tennessee Bank, which debt the grantee herein assumes and agrees to pay as part payment of the purchase price.

We, Robert L. DeGrasse and wife, Valada L. DeGrasse

have this day bargained and sold, and do hereby transfer and convey unto the said Alan D. Miller and wife, Denise Miller *the Grantees herein, their (successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:*

Being Lot No. 43 on the Plan of Priest Lake Park Subdivision, Section II, as of record in Book 4175, pages 56, 57 and 58, Register's Office for said County. Said Lot No. 43 fronts 99.00 feet on the north side of Del Crest Drive and extends back 140.00 feet on the east line and 140.00 feet on the west line to a dead line measuring 99.00 feet thereon.

Being the same property conveyed to Robert L. DeGrasse and wife, Valada L. DeGrasse by deed from Robert G. Swindell and wife, Judith Ann Swindell of record in Book 5408, page 183, said Register's Office.

This conveyance is subject to a 5-foot easement for public utilities and drainage, 10-foot easement for public utilities and drainage, 30-foot building setback line from Del Crest Drive, and conditions of Owner's Certificate of record in Book 4175, pages 56, 57 and 58, said Register's Office; and restrictive covenants of record in Book 4317, page 17, said Register's Office.

The grantee further hereby assumes the obligations of Robert L. DeGrasse and wife, Valada L. DeGrasse under the terms of the instruments creating the loan, to indemnify the veterans administration to the extent of any claim payment arising from the guaranty or insurance of the indebtedness above mentioned.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 65,812.11

Subscribed and sworn to before me, this the 24th day of January, 1980

My commission expires: 10-22-81 (Affix Seal)

Affiant: Denise Miller

Notary Public: Mary P. Whitworth

NOTARY PUBLIC STATE AT LARGE

unimproved ( )
This is improved (X) property, known as 104 Del Crest Drive, Nashville, Tennessee 37217
(House Number) (Street) P.O. Address: (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to the said Grantees their (successors), heirs and assigns forever we covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except for 1980 taxes which are prorated and assumed by the purchasers.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their (successors), heirs 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.

Witness our hands this 24th *day of* January, 19 80, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Robert L. DeGrasse

Valada L. DeGrasse

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Mary P. Whitworth *a Notary Public in and for said County and State,* Robert L. DeGrasse and wife, Valada L. DeGrasse

*the within named 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* 24th *day of* January, *19*80

Mary P. Whitworth *Notary Public*

Commission expires 7-22-81

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Before me, ..., *a Notary Public of the State and County aforesaid, personally appeared* ....., *with whom I am personally acquainted, and who, upon oath, acknowledged* .....*self to be* ....., ...*of the* ....., *the within named bargainor, a corporation, and that* .....*he as such* ....., *being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by* .....*self as* ..... .

Witness my hand and seal, at office in ....., *this* .....*day of* ....., *19*.....

.....*Notary Public*

Commission expires .....

9845 01/25 177.84- CHECK

C-23760

WARRANTY DEED

FROM
Robert L. DeGrasse and wife,
Valada L. DeGrasse

TO
Alan D. Miller and wife,
Denise Miller

F 73767

IDEN. OF REFERENCE

JAN 25 10 27 AM '80

REGISTER'S OFFICE
DAVIDSON COUNTY, TENN.

PLEASE RETURN TO
CHICAGO TITLE INS. CO.
AMERICAN CENTER
NASHVILLE, TENN. 37201

Compliments of
Chicago Title Insurance Company
First Floor — First American Center

Phone 255-4631
NASHVILLE, TENNESSEE 37238

Chicago Title Insurance Company
2000 Richard Jones Road
Nashville, Tenn. 37215
Phone 298-2627

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 5559 PAGE 424

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		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

65912.11- CO
171.34 CO TX
.50 PRFEE
6.00 WDEED
CHECK 177.84-
9245A01/25/80 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

F 7 3 7 6 7

IDENTIFICATION REFERENCE

JAN 25 10 27 AM '80

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TENN.

No. 738691