WARRANTY DEED

FROM JEAN M. SPIESS BERRY AND HEATH WILLIS

BOOK 5764 PAGE 731

ADDRESS NEW OWNER(S) AS FOLLOWS:	ALAN K. MILLER AND WIFE SHERYL A. MILLER 294 Townes Drive Nashville, TN 37211	
SEND TAX BILLS TO:	Churchill Mortgage 1835 Savoy Drive, N.E. Atlanta, Georgia 30341	
PREPARED BY:	CLYDE PAUL HOLLAND, ATTORNEY Holland, Lynn and Associates 65 Music Square East, Nashville, TN 37203	MAP-PARCEL NOS 162-5/78 5DU55350

{STATE OF TENNESSEE COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION, OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 52,500.00 Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS DAY OF JULY, 1983.

Linda A. Butler
NOTARY PUBLIC

MY COMMISSION EXPIRES 3-20-85

AFFIX SEAL

FOR AND and IN CONSIDERATION OF the sum of TEN AND NO/100---------- ($10.00)---------- DOLLARS

cash in hand paid by Alan K. Miller and wife Sheryl A. Miller, and other good and valuable consideration, the receipt of which is hereby acknowledged, including the agreement by the said Alan K. Miller and wife Sheryl A. Miller, to assume and agree to pay the balance outstanding on that certain indebtedness evidenced by deed of trust executed in favor of Mortgage Associates, Inc., of record in Book 5021, page 395, Register's Office for Davidson County, Tennessee.

JEAN M. SPIESS BERRY AND HEATH WILLIS, GRANTORS, GRANTOR(S) have (has) bargained and sold, and by these presents do(es) transfer and convey unto the said

ALAN K.MILLER AND WIFE SHERYL A. MILLER

their their (his, her, its) heirs, successors 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. 167 on the plan of Section I, Hickory Valley Subdivision, of record in Book 4175, Page 75, Register's Office for said County.

SAID Lot No. 167 fronts 80.0 feet on th northerly margin of Townes Drive and extends back 101.95 feet on the easterly line and 139.09 feet on the westerly line to a broken line in the rear, measuring 115.85 feet thereon.

BEING the same property conveyed to Jean M. Spiess (having since married) and Jerry D. Willis, tenants in common, by deed from Jean M. Spiess, unmarried, by Quitclaim Deed of record in Book 5204, Page 42, Register's Office for Davidson County, Tennessee. Jerry D. Willis having since died which leaves his son Heath Willis as heir, being a minor is represented by Ramsey B. Leathers, Jr., Attorney, ad litem, with authority to execute this conveyance by Court Order being recorded simultaneously herewith.

unimproved ( )
This is improved (X) property, known as 294 Townes Drive, Nashville, TN 37211
Number Street City State 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, successors 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 except of record.

AND GRANTORS do(es) 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 successors and assigns against the lawful claims of all persons whomsoever.

WITNESS our hand S this 26th day of June 1981

Jean M. Spiess Berry
Jean M. Spiess Berry

Heath Willis by Ramsey B. Leathers, Jr. Guardian ad Litem for Heath Willis
Heath Willis by: Ramsey B. Leathers, Jr., Attorney, ad litem

R. Wayne Berry, joins in this conveyance to convey any homestead interest he may have obtained to this property.

{STATE OF TENNESSEE; COUNTY OF DAVIDSON} (Individual Acknowledgment)

Personally appeard before me, the undersigned, a Notery Public in and for said County and State, the within named Jean M. Spiess Berry, R. Wayne Berry

the bargainer(s), with whom I am personally acquainted, and acknowledged that they (he, she) executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee
City State

this 26th day of June 1981

2/15/83
Comission Expires

Linda N. Butler
Notary Public

(AFFIX SEAL)

STATE OF Tennessee

COUNTY OF Davidson

On this 26th day of June, 1981, before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Ramsey B. Leathers, Jr. to me known to be the person who executed the foregoing instrument on behalf of Heath Willis, and who acknowledged that he executed the same as the free act and deed of said Heath Willis

Witness my hand and official seal at Nashville, Tennessee

this 26th day of June, 19 81

My Commission Expires:

2/15/83

Linda N. Butler
Notary Public

(Affix Seal)

OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

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RECEIVED OF _____

FOR _____

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
			58501.00- CO	
			136.50 CO TX	
			.50 PRFEE	
			6.00 TDEED	
		VD	6.00- TDEED	
			6.00 MDEED	
			CHECK 143.00-	
		4438207/01/81	BAL .00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

G 4 8 8 9 5

IDENTIF. RETURNED

JUL 1 1 14P

No. 830434