This Instrument Prepared By:
BASS, BERRY & SIMS (JST)
2700 First American Center
Nashville, Tennessee 37238

WARRANTY DEED

BOOK 6017 PAGE 863

Address New Owner(s)	Send Tax Bill To:	Map-Parcel Nos.
JOHN L. UNGER	First American Bank of Nashville, N.A.	142-3-14
516 Wagon Court	Real Estate Group	142-3-15
Nashville, Tennessee 37221	Third Floor, First American Center	142-3-31
	Nashville, TN 37237	
	Attn: Shirley Cole	

FOR AND IN CONSIDERATION OF the sum of TEN AND NO/100 DOLLARS ($10.00) cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, GRANT MILLER, unmarried, and CYNTHIA S. MILLER, unmarried, as tenants in common, jointly and severally (individually and collectively the "GRANTOR") have bargained and sold, and by these presents do transfer and convey unto JOHN L. UNGER, an unmarried person, his heirs, successors and assigns (collectively the "GRANTEE"), a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

BEING Lots Nos. 352, 353 and 369 on the Plan of Walnut Hill Manor, Section 1, of record in Book 4460, page 108, Register's Office for Davidson County, Tennessee.

Said Lot No. 352 fronts 115.00 feet on the southerly side of Stirrup Court and runs back between lines 180.0 feet on the westerly line and 174.2 feet on the easterly line to a dead line in the rear on which it measures 72.9 feet.

Said Lot No. 353 fronts 113.2 feet on the northerly margin of Stirrup Court and runs back between lines 175.4 feet on the westerly line and 180.0 feet on the easterly line to a dead line in the rear on which it measures 113.3 feet.

Said Lot No. 369 begins at a point in the westerly margin of Wagon Court, the common front corner of Lots Nos. 369 and 370 and runs along the margin of Wagon Court with a curve to the left 56.74 feet to a point, the common front corner of Lots Nos. 368 and 369 on said plan; thence along the line between said lots northwardly 161.2 feet to a point in the rear line of Lot No. 353; thence eastwardly along the rear line of Lot No. 369 and Lots Nos. 353 and 352, 155.9 feet to a point, the common rear corner of Lots Nos. 351, 352 and 369; thence southeastwardly along the line between Lots Nos. 351 and 369, 107.4 feet to the common rear corner of Lots Nos. 369 and 370; thence along the line between said lots southwestwardly 186.0 feet to the point of beginning.

BEING THE SAME property conveyed to Grant Miller and wife, Cynthia S. Miller by deed from James E. Patterson and wife, Evelyn Patterson, of record in Book 5392, page 91, Register's Office for Davidson County, Tennessee; the said Grant Miller and wife, Cynthia S. Miller have since divorced and now hold title to the above-described property as tenants in common pursuant to Final Decree No. 82D-3155 entered December 6, 1982 by the Sixth Circuit Court for Davidson County, Tennessee. GRANTOR covenants and agrees that the above-described property is the same as that referred to as "520 Wagon Court" in said Final Decree.

This is improved property, known as 516 Wagon Court, 709 Stirrup Court and 713 Stirrup Court, Nashville, Tennessee 37221.

TO HAVE AND TO HOLD the said tract or parcel of land, with all appurtenances, estate, title and interest thereto belonging to the GRANTEE, his heirs, successors and assigns, forever.

AND GRANTOR does covenant with GRANTEE that GRANTOR is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and that the same is unencumbered, except as follows:

(1) 1983 taxes, a lien, but not yet due and payable, which have been prorated and assumed by GRANTEE;

(2) Matters shown on the plan of record in Book 4460, page 108, said Register's Office; and

(3) Restrictions for Walnut Hill Manor, Section I, of record in Book 4643, page 946, as amended in Book 5057, page 885 and Book 5440, page 138, all in said Register's Office.

AND GRANTOR does further covenant and bind GRANTOR and GRANTOR's heirs, successors and assigns to warrant and forever defend the title to the said land to GRANTEE, his heirs, successors and assigns against the lawful claims of all persons whomsoever.

When used herein, the singular shall include the plural, and vice versa, and the use of any gender shall include all genders, as applicable.

IN WITNESS WHEREOF, GRANTOR has executed this Warranty Deed this 9th day of March, 1983.

Geo Miller
GRANT MILLER

Cynthia S. Miller
CYNTHIA S. MILLER

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer or value of property (whichever is greater) is $93,000.00. This is equal to or greater than the amount which the property would bring at a fair and voluntary sale.

John L. Unger

Sworn to and subscribed before me, this 9th day of March, 1983.

James S. Fel
Notary Public

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Commission Expires:

October 29, 1984

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STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, GRANT MILLER and CYNTHIA S. MILLER, the within named bargainors, with whom I am personally acquainted, and who acknowledged that they executed the within instrument (WARRANTY DEED) for the purposes therein contained.

WITNESS my hand and seal, at office in Nashville, Davidson County, Tennessee, this 9th day of March, 1983.

James S. Tate
Notary Public

My Commission Expires:

October 21, 1984

RUSH

H 3 5 0 1 4

IDENTIF. REFERENCE

MAR 9 11 40 AM '83

PEGGY J. WILSON JR. REGISTER
DAVIDSON COUNTY, TN

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF_____

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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
			93000.00- CO	
			241.80 CO TX	
			.50 PRFEE	
			9.00 WDEED	
			CHECK	251.30-
			1963A03/09/83 BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

H35014.

IDENTIF. REFERENCE

MAR 9 11 40 AM '83

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 933969