FORM NO. WD-1

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 60,905.00

Edward E. Miller
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th DAY OF July, 1984.

Louis W. Oliver, III
Notary Public

MY COMMISSION EXPIRES: 4/22/85

(AFFIX SEAL)

STATE OF TENNESSEE 1601

THIS INSTRUMENT WAS PREPARED BY
Louis W. Oliver, III, atty, 919 W. Main Street, P.O. Box 1616, Hendersonville, TN
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Edward E. Miller (NAME)	First Family Mtg. Corp of Florida (NAME)	34-13
1252 N. Graycroft (STREET ADDRESS OR ROUTE NUMBER)	2900 Ogden (STREET ADDRESS)	Par. 252
Madison, TN 37115 (CITY) (STATE) (P. O. ZIP)	Lisle, IL 60532 (CITY) (STATE) (ZIP)	

FOR AND IN 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, Russell S. Boguskie, Jr. and wife Sue M. Boguskie

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Edward E. Miller and wife Catherine F. Miller

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. 46 on the Plan of Primrose Meadows, Section I, of record in Book 4675, page 18, Register's Office for said County.

Said Lot No. 46 fronts 80.0 feet on the southerly margin of Graycroft Avenue and extends back between lines 118.0 feet on the easterly lot line and 122.18 feet on the westerly lot line to a line in the rear which measures 88.51 feet thereon.

Being the same property conveyed to Russell S. Boguskie Jr., and wife Sue M. Boguskie by deed from Marelle Chambers Newman dated May 2, 1979 and recorded on May 4, 1979 in the Register's Office for Davidson County, Tennessee, in Deed Book 5431, page 100.

CHECK

This is unimproved { } improved {X} property, known as 1252 Graycroft Avenue (House Number) (Street) Madison (P. O. Address) Tennessee (City or Town) 37115 (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 27th day of July, 1984

Russell S. Boguskie, Jr.

Sue M. Boguskie

.07/31 164.84-

3238

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, Louis W. Oliver, III, a Notary Public in and for said County and State, the within named Russell S. Boguskie and wife Sue M. Boguskie

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 Hendersonville, Tennessee, this 27th day of July, 19 84

Commission expires 6/22/85

Louis W. Oliver, III
Notary Public

STATE OF TENNESSEE
Davidson County

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 (his oath / their several oaths) acknowledged (himself / themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he / they) as such _____ and _____, being authorized so to do, executed 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

WARRANTY DEED

FROM
RUSSELL S. BOGUSKIE AND WIFE
SUE M. BOGUSKIE

TO
EDWARD E. MILLER AND WIFE
CATHERINE F. MILLER

I 39798

IDENTIF. REFERENCE

JUL 31 1 49 PM '84

REGISTER
DAVIDSON COUNTY, TN

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

OFFICIAL RECEIPT

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

RECEIVED OF_____

FOR_____

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CO -CONVEYANCE	CC -CERTIFIED COPY	MISC -MISCELLANEOUS
MO -MORTGAGE	REL -RELEASE	COTX -STATE TAX CONVEY
WD -WARRANTY DEED	UCC -UNIFORM COMMERCIAL CODE	MOTX -STATE TAX MORT
TD -TRUST DEED		PRFEE -PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

60905.00- CAMT.
158.34 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 164.84-
6238A07/31/84 DAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

I 39799

IDENTIF. REFERENCE

JUL 31 1 48 PM '84

REGISTER OF DAVIDSON COUNTY, TN

No.0057154