FILE BOX 45

BOOK 6510 PAGE 786

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 51,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF February 19 85

Notary Public

MY COMMISSION EXPIRES: 10-10-85

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
CHARLES F. BROWN, JR - 1161 Murfreesboro Road - Suite 316 - Nashville, TN - 37217

NAME	ADDRESS	
ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Gene Miller (NAME)	Engel Mortgage Company, Inc. (NAME)	Map 97-4
4054 Lake Parkway (STREET ADDRESS OR ROUTE NUMBER)	P. O. Box 847 (STREET ADDRESS)	Parcel 4
Hermitage, TN 37076 (CITY) (STATE) (P.O. ZIP)	Birmingham, AL 35201 (CITY) (STATE) (ZIP)	4D-5790

FOR AND 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, M. Van Stanley, Jr. and wife, Mary Stanley

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Gene Miller and wife, Jackie L. Miller, a one-half undivided interest

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.

BEING Lot No. 28 on the Plan of Lake Park, Section One, which is of record in Plat Book 4175, pages 134 and 135, of the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

BEING the same property conveyed to M. Van Stanley, Jr., married, by deed from Betty Jane Leathers, unmarried, and Yon H. Burton, unmarried, of record in Book 6510, page 784, Register's Office for said County.

THIS conveyance is subject to Restrictive Covenants of record in Book 4429, page 477 and Book 4516, page 751, Register's Office for said County.

THIS conveyance is subject to any and all existing restrictions and easements of record.

THIS conveyance is subject to a Deed of Trust executed by Betty Jane Leathers, unmarried, and Yon H. Burton, unmarried, to Michael L. Padalino, Trustee, for Engel Mortgage Company, Inc., dated December 30, 1983, securing the original principal amount of $87,192.00 and filed for record on January 10, 1984, in Book 6211, page 414, Register's Office for said County, which the grantees herein assume and agree to pay. The escrow account in connection with said loan is hereby transferred to the grantees.

Unimproved ( ) property, known as 4054 Lake Parkway (House Number) (Street) Hermitage, TN 37076 (P.O. Address) (City or Town) (Postal Zip)
Improved (XXX)

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 heir 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 covey 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 28th day of February, 19 85.

M. Van Stanley, Jr. Mary Stanley

Mary Stanley is joining in this conveyance to convey any and all marital rights she may have to said property.

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STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named M. Van Stanley, Jr. and Mary Stanley

the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 28th day of February, 1985.

Commission expires 10-20-85

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon (his oath / their several oaths) acknowledged (himself / themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that (he / they) as such _____ and _____ being authorized so to do, execute 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

M. Van Stanley, Jr. and Mary Stanley

TO

Gene Miller and Jackie L. Miller, a one-half undivided interest

RETURN TO:

METROPOLITAN ESCROW, INC.
1161 Murfreesboro Road
Suite 316
Nashville, TN 37217

CHARLES F. BROWN, JR.
ATTORNEY-AT-LAW
1161 Murfreesboro Road
Suite 316
Nashville, TN 37217

18924

IDENTIF. REFERENCE

MAR 15 10 18 AM '85

REGISTER'S OFFICE
DAVIDSON COUNTY, TN

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	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

51500.00- CAMT
133.90 CSTAX
.50 PRFEE
6.00 WDEED
CHECK. 140.40-
8863A03/15/85 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

I 6929

IDENTIFICATION REFERENCE

MAR 15 10 18 AM '85

DAVIDSON COUNTY, TN

No. 116034