This instrument prepared by Harris A. Gilbert, Attorney,
13th Floor, Third National Bank Building, Nashville, Tennessee 37219.

WARRANTY DEED

(CORPORATE FORM)

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Edward L. Miller and wife, Eleanor T. Miller, as Joint Tenants & not Tenants in Common	Commerce Union Bank (NAME)	64-12A-732
732 Blue Brick Court (STREET ADDRESS OR ROUTE NUMBER)	One Commerce Pl., Real Est. Div. (STREET ADDRESS)	4D-89635
Hermitage, Tennessee 37076 (CITY) (STATE) (ZIP)	Nashville, TN 37239 (CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of NINETY-TWO THOUSAND NINE HUNDRED THOUSAND AND NO/100's ($92,900.00) ---------- *Dollars,*

Paid by EDWARD L. MILLER and wife, ELEANOR T. MILLER,
receipt and sufficiency of which is hereby acknowledged,

BOOK 6540 PAGE 636

FOX RUN COMPANY, INC.,
a Tennessee Corporation, *has bargained and sold, and does hereby transfer and convey unto the said*
EDWARD L. MILLER and wife, ELEANOR T. MILLER
their *heirs and assigns,*
certain real estate in Davidson *County, Tennessee, as follows:,*

A certain condominium apartment in Davidson County, Tennessee, being Unit No. 732, of Fox Run Condominiums, Second Revision - Part of Sec. 2 and First Revision - Part of Sec. 1, as of record in Book 6250, page 118, Register's Office for said County, to which reference is hereby made for a more complete and accurate description of said unit.

BEING part of the property conveyed to FOX RUN COMPANY, INC., by deed from Harris A. Gilbert, Trustee and Norman W. Ginsberg, Trustee, of record in Book 6075, page 159, Register's Office for Davidson County, Tennessee and rerecorded in Book 6081, page 541, said Register's Office. Said deeds being corrected by Quitclaim Deed of Correction of record in Book 6173, page 508, said Register's Office.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $92,900.00

Affiant

Subscribed and sworn to before me, this the 17th day of April, 1985

Notary Public

My commission expires: 1-10-89 (Affix Seal)

This is improved (XX) unimproved ( ) property, known as 732 Blue Brick Court, Hermitage, TN 37026
(House Number) (Street) P. O. Address: (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said
EDWARD L. MILLER and wife, ELEANOR T. MILLER,
their *heirs and assigns forever. Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered.* SEE RESTRICTIONS ON REVERSE.

Grantor further covenants and binds itself, its successors and representatives, to warrant and forever defend the title to said real estate to said
EDWARD L. MILLER and wife, ELEANOR T. MILLER, their
heirs and assigns, against the lawful claims of all persons.

Witness my hand this 17th *day of* April, 19 85, *the corporate party, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

FOX RUN COMPANY, INC.

BY:
HARRIS A. GILBERT, SECRETARY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, Glenda F. Smith, a Notary Public of the State and County aforesaid, personally appeared HARRIS A. GILBERT, with whom I am personally acquainted, and who, upon oath, acknowledged him self to be Secretary of the FOX RUN COMPANY, INC., the within named bargainor, a corporation, and that he as such Secretary being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by him self as Secretary.

Witness my hand and seal, at office in Nashville Tennesse, this 17th day of April, 19 85.

Glenda F. Smith Notary Public

Commission expires 1-10-89

Conveyance of such property is made expressly subject to the following: (1) The Plan of record in Book 6250, page 118, said Register's Office, shows an Owner's Certificate, and certain easements and set-back lines; (2) The premises herein is a condominium apartment established pursuant to all the provisions of the Tennessee "Horizontal Property Act" as the same is set out in Section 66-27-101 et seq. of the Tennessee Code Annotated, as amended, and is subject to the provisions and requirements thereof; and is subject to the By-Laws for the administration thereof; also subject to easements, rights and interest in favor of other unit owners and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through, or upon the land embracing the regime and building thereon; and also including without limitations all conditions, covenants, restrictions, options, burdens, liens, assessments and other undertakings contained in the Master Deed as of record in Book 5535, page 713, Register's Office for Davidson County, Tennessee; and as corrected by Deed of Correction of record in Book 5895, page 516, said Register's Office, and Second Deed of Correction of record in Book 5936, page 301, said Register's Office, and amended by Deed of Amendment to Master Deed of record in Book 6370, page 817, said Register's Office. (3) Taxes for the current year which have been pro-rated and the payment of which has been assumed by the grantee.

WARRANTY DEED

FROM
FOX RUN COMPANY, INC.

TO
EDWARD L. MILLER and wife, ELEANOR T. MILLER, as Joint Tenants and not as Tenants in Common

FELIX A. ... REGISTER
DAVIDSON COUNTY, TN
Apr 24 12 27 PM 1985

IDENTIFICATION REFERENCE

0 1 6 9 1

Compliments of
Return to box 8 jdw

WILKINS & IVEY
ATTORNEYS AT LAW
2210 CRESTMOOR ROAD
P. O. BOX 150157
NASHVILLE, TENNESSEE 37215-0157

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____ BOOK 6540 PAGE 638

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

52900.00- CMT.
241.54 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 249.04-
1190A04/24/85 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

I 9 9 1 6 0

IDENTIF. REFERENCE

APR 24 12 27 PM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 128051