Box 8 cg

THIS INSTRUMENT PREPARED BY: **PERCY WILKINS, JR. and CHRISTY WILKINS IVEY,** Attorneys
2210 Crestmoor Road, Nashville, Tennessee 37215-0157

ADDRESS NEW OWNER:	MORTGAGEE:	MAP-PARCEL NUMBERS:
Roger C. Miller 5420 Forest Acres Drive Nashville, TN 37220	None	MAP 160-9 PARCEL 004 OH 15390

WARRANTY DEED BOOK 6963 PAGE 531

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, Stuart C. Green and wife, Irma M. Green hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto Roger C. Miller and wife, Mary Pam Miller hereinafter called the Grantee, Grantee's 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. 83 on the plan of Section Two, Oak Hill Estates, of record in Book 4460, pages 36, 37 and 38, Register's Office for said County.

SAID Lot No. 83 fronts 228.00 feet on the northwesterly margin of Forest Acres Drive and extends back 334.39 feet on the northeasterly line and 295.23 feet on the southwesterly line to a dead line in the rear, measuring 308.70 feet thereon.

BEING the same property conveyed to Stuart C. Green and wife, Irma M. Green by deed from Downey Development Company, of record in Book 5819, page 985, Register's Office for Davidson County, Tennessee.

The property herein conveyed is subject to restrictive covenants of record in Book 4537, page 496, said Register's Office, and to the matters set forth in the above referenced plan of record.

This instrument is being executed on behalf of Irma M. Green by Stuart C. Green as her Attorney in Fact pursuant to a Power of Attorney which is being recorded with this instrument.

This is (un)improved property, known as 5420 Forest Acres Drive, Nashville, TN 37220.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever; and Grantor covenants with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever. (As to a corporate or partnership party, the reference to "heirs" shall be deemed to read "successors".)

Witness the execution hereof this 26th day of August, 19 86.

Irma M Green
Irma M. Green
BY: Stuart C. Green, Attorney in Fact

Stuart C Green
Stuart C. Green

STATE OF TENNESSEE
COUNTY OF Davidson

On this 26th day of August, 19 86, before me personally appeared Stuart C. Green, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged that he executed the same as his free act and deed.

NOTARY PUBLIC AT LARGE

My Commission Expires: 11-1-87

Christy Wilkins Ivey
Notary Public

STATE OF TENNESSEE
COUNTY OF _____

BOOK 6963 PAGE 532

Before me, the undersigned, of the State and County aforesaid, personally appeared _____, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged ____self to be the President (or other officer authorized to execute the instrument) of the _____, the within named bargainor, a corporation, and that he as such _____, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by ____self as _____. Witness my hand and official seal, at office in _____, Tennessee, this _____ day of _____, 19___.

My Commission Expires: _____

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $ 160,000.00.

_____
Affiant

Subscribed and sworn to before me, this the 26th day of August, 1986.

My Commission Expires: 11-1-87

_____
Notary Public

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 Stuart C. Green, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument on behalf of Irma M. Green as her Attorney in Fact as the free act and deed of the within named Irma M. Green.

Witness my hand and official seal at Nashville, TN. this the 26th day of August, 1986.

My Commission expires:

11-1-87

_____
Notary Public

WARRANTY DEED

from:
Stuart C. Green and wife, Irma M. Green

to:
Roger C. Miller and wife, Mary Pam Miller

Return to: cg

PERCY WILKINS, JR.
and
CHRISTY WILKINS IVEY
Attorneys at Law
2210 Crestmoor Road
P.O. Box 150157
Nashville, Tennessee 37215-0157

25553

BOOK 6963 PAGE 533

STATE OF Tennessee

COUNTY OF Davidson

A F F I D A V I T

The undersigned Affiant, being first duly sworn, deposes and says as follows:

1. That the document to which this affidavit is exhibited was executed by the undersigned as attorney-in-fact for the principal thereon shown.

2. That the execution is proper and within the scope of the power-of-attorney referenced in the instrument.

3. That at the time of execution of said document the Affiant had no knowledge or notice of the termination of the power-of-attorney, either by revocation or by the principal's death, disability or incapacity.

Further the Affiant saith not.

Stuart C Green

Affiant Stuart C. Green

Sworn to and subscribed before me this 26th day of August, 19 86.

Notary Public

My Commission Expires: 11-1-87

NOTARY PUBLIC AT LARGE

08/20 157.50 CHECK

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN
Aug 29 10 45 AM '86

IDENTIFICATION REFERENCE

36685

Box 3 of

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

RECEIVED OF _____

FOR _____

BOOK 6963 PAGE 534

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
			160000.00 MAMT.	
			448.00 MSTAX	
			.50 PRFEE	
			9.00 TDEED	
			CHECK	457.50-
			5906A08/29/86 BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

366885

IDENTIFICATION REFERENCE

AUG 29 10 45 AM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 288850