BOOK 7001 PAGE 299 Box 48

FORM No. WD-1

STATE OF TENNESSEE
COUNTY OF

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 84,900.00

Edward S Miller
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF September 19 86

Carolyn Duff
Notary Public

MY COMMISSION EXPIRES: 3/8/89

(AFFIX SEAL)

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

THIS INSTRUMENT PREPARED BY
EAST END TITLE & ESCROW, INC. – 405 Two Mile Pike – Goodlettsville, Tennessee 37072

NAME	ADDRESS	
ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
EDWARD S. MILLER, ET UX	ATLANTIC COAST MORTGAGE COMPANY	86-8-51
(NAME)	(NAME)	
1124 Jackson's Valley Drive	3975 University Drive	40-9140?
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Hermitage, TN 37076	Fairfax, VA 22030	
(CITY) (STATE) (P.O. ZIP)	(CITY) (STATE) (ZIP)	

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, RANDALL PHILLIPS BUILDERS, INC.

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO EDWARD S. MILLER AND WIFE, CATHY M. 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. 276 on the Plan of Jackson's Retreat Planned Unit Development, Phase V-A, as of record in Book 6250, page 309, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description thereof.

Being a portion of the same property conveyed to Randall Phillips Builders, Inc. by deed of record in Book 5584, page 274, Register's Office for Davidson County, Tennessee.

4 9 8 9 9

IDENTIFICATION REFERENCE

Oct 6 1 47 PM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

This is unimproved ( ) improved (XX) property, known as 1124 Jackson's Valley Drive, Hermitage, TN 37076
(House Number) (Street) (P.O. Address) (City or Town) (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 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 my hand this 30th day of September, 19 86

RANDALL PHILLIPS BUILDERS, INC.

By: [signature]
VICE PRESIDENT

STATE OF TENNESSEE
COUNTY OF

Personally appeared before me, ______________________________, a Notary Public in and for said County and State, the within named ______________________________

____

the bargainor ________, with whom I am personally acquainted, and who acknowledged that ______________ executed the within instrument for the purposes therein contained. Witness my hand and official seal at ______________

______________, Tennessee, this ________ day of ______________ 19 ________

Commission expires ______________ ______________
Notary Public

[illegible]

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared TIMOTHY J. FERGUSON
xxxx ______________ with whom I am personally acquainted and who upon (xxxxxxxxxxxx) his oath acknowledged (xxxxxxx) himself to be the Vice President
xxxx ______________ xxxxxxxx of the RANDALL PHILLIPS BUILDERS, INC.
the within named bargainor, and corporation, and that (he) as such Vice President
xxxxx
xxxx ______________ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said TIMOTHY J. FERGUSON
as such Vice President xxxxxxxxxxxxxxxxxxxxxxxx
xxxxxx

Witness my hand and official seal at office at Nashville, Tennessee on this the 30th day of September 19 86

My commission expires 3/8/89 ______________
Notary Public

WARRANTY DEED

FROM

TO

RETURN TO:

EAST END TITLE & ESCROW, INC.
405 Two Mile Pike
Goodlettsville, Tennessee 37072

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

84900.00- CAMT.
237.72 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 244.22-
0822A10/06/86 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

4 9 8 9 9

IDENTIFICATION REFERENCE

Oct 6 1 47 PM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 303430