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FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $79,900.00

Roy L. Miller
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF January, 19 87

John V. Adams
Notary Public

MY COMMISSION EXPIRES: 11-1-87
(AFFIX SEAL)

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

MORTGAGEE: Atlantic Coast Mortgage Co.

THIS INSTRUMENT WAS PREPARED BY
John V. Adams, Attorney
3813 Cleghorn Ave., Nashville, Tennessee 37215

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
Roy L. Miller et ux (NAME)	Atlantic Coast Mortgage Company (NAME)	161-11-A
461 Huntington Ridge (STREET ADDRESS OR ROUTE NUMBER)	3975 University Drive (STREET ADDRESS)	Parcel 196
Nashville, TN 37211 (CITY) (STATE) (P. O. ZIP)	Fairfax, VA 22030 (CITY) (STATE) (ZIP)	FB#6DU76540

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, Shirley J. Sams, John D. Sams and Robin S. Byrd

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Roy L. Miller and wife, Nina B. 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. 196 on the plan of Huntington Ridge Townhouses, of record in Book 4675, page 9, Register's Office for said County, and to which plan and record thereof are incorporated herein and made a part hereof by reference.

BEING the same property conveyed to Shirley J. Sams, John D. Sams, and Robin S. Byrd by Quitclaim Deed from N. Eddie Montgomery. Trustee, of record in Book 6875, page 790, said Register's Office.

THIS conveyance is made subject to (a) property taxes for 1987 for which Grantee is responsible; (b) covenants, conditions and restrictions contained in instrument of record in Book 4729, page 687, and amended in Book 4889, page 905, Book 5394, page 243, all in said Register's Office, and (c) the matters set forth in the above referenced plan of record.

THE execution of this deed by Grantor (Robin S. Byrd) is effected by the signature of her Attorney-In-Fact, John D. Sams, pursuant to the Limited Power of Attorney recorded in said Register's Office immediately prior to the recording thereof.

This is unimproved (xx) improved ( ) property, known as 461 Huntington Ridge (House Number) (Street) Nashville, TN 37211 (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 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 hands this 15th day of January, 19 87

Shirley J. Sams

John D. Sams, Individually and as Attorney-In-Fact for Robin S. Byrd

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, John V. Adams, a Notary Public in and for said County and State, the within named Shirley J. Sams and John D. Sams

the bargainors, 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 Nashville, Tennessee, this 15th day of January 19 87.

Commission expires 11-1-87

John V. Adams
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

Shirley J. Sams, John D. Sams

and Robin S. Byrd

TO

Roy L. Miller and wife,

Nina B. Miller

FILED JAN 21 12 47 PM '87
DAVIDSON COUNTY, TN
REGISTER

Prepared By:
John V. Adams
3813 Cleghorn Ave.
Nashville, TN 37215

8577

STATE OF TENNESSEE

DAVIDSON COUNTY

Personally appeared before me, John V. Adams, a Notary Public in and for said County and State, the within named John D. Sams, to me known to be the person who executed the foregoing instrument in behalf of Robin S. Byrd, who acknowledged that he executed the same as the free act and deed of said Robin S. Byrd.

Witness my hand and official seal at Nashville, Tennessee, this 15th day of January, 1987.

Commission expires: 11-1-87

NOTARY PUBLIC

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

79[illegible] CAMT.
213.70 CSTAX
.50 PREE
6.00 WDE D
CHECK 230.2[illegible]
1470[illegible] 12:47 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

8 5 7 7 1.

IDENTIFICATION/REFERENCE

JAN 21 12 47 PM '87

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 37038