THIS INSTRUMENT PREPARED BY:
DEAN ROBINSON, ATTORNEY
225 Lebanon Road - Box 425
Mt. Juliet, TN 37122

ADDRESS NEW OWNER:
Ronald L. Faehr, Sr.
203 Matterhorn Drive
Old Hickory, TN 37138

MORTGAGEE:
First Wachovia Mtg. Co.
P.O. Box 3174
Winston-Salem, N.C. 27102

SEND TAX BILLS:
-New Owner-

MAP-PARCEL:
Map & Parcel 65-13-101
Field Book #4D-60993

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN ($10.00) DOLLARS, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged w, **Charles Randy Miller and wife, Darenda G. Miller,** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Ronald L. Faehr, Sr., and wife, Mary E. Faehr,** 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. 468 on the Plan of Sherwood Forest, Section 5, as of record in Book 4660, page 190, Register's Office for Davdson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Charles Randy Miller and wife, Darenda G. Miller by virtue of a deed from Jerry D. Betty and wife, Sharon Betty as of record in Book 6420, page 634, Register's Office for Davidson County, Tennessee.

It is understood and agreed that part of the consideration for the transfer of this property is the agreement of the Grantees to assume the unpaid balance of a note secured by a first mortgage Deed of Trust to First Wachovia Mortgage of record in Book 5116, page 961, Register's Office for Davidson County, Tennessee, and also that the escrow account in connection with the aforesaid mortgage is hereby transferred to the said Grantees.

This is improved property known as 4900 Kilimanjaro Drive, Old Hickory, Tennessee, 37138.

This conveyance is made subject to all restrictions and easements of record, or which a visual inspection of the property would reveal, including restrictive covenants of record in Book 4990, page 72, and easements, covenants and conditions as shown on the Plan of record in Plat Book 4660, page 190, Register's Office for Davidson County, Tennessee.

Property taxes for the current year have been settled between the parties and will be paid by the Grantees.

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 21st day of May, 1987.

Charles Randy Miller
CHARLES RANDY MILLER

Darenda G Miller
DARENDA G. MILLER

BY: Mary E. Faehr atty-in-fact
MARY E. FAEHR, ATTY-IN-FACT

BY: Mary E. Faehr atty-in-fact
MARY E. FAEHR, ATTY-IN-FACT

STATE OF TENNESSEE)
COUNTY OF WILSON)

On this 21st day of May, 1987, before me personally appeared Mary E. Faehr, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument in behalf of Charles Randy Miller and wife, Darenda G. Miller, and who acknowledged they she executed the same as the free act and deed of said Charles Randy Miller and wife, Darenda G. Miller.

Witness my hand and official seal at Mt. Juliet, Tennessee, this 21st day of May, 1987.

29305

IDENTIFICATION REFERENCE

MAY 26 10 33 AM '87

FRANK Z. WILSON TR. REGISTER
DAVIDSON COUNTY, TN

Michelle H Cuevas
NOTARY PUBLIC

My Commission Expires: 6-18-90

STATE OF TENNESSEE)
COUNTY OF WILSON)

The actual consideration or value, whichever is greater for this transfer is $ 60,500.00.

Mary E. Faehr
AFFIANT

Subscribed and sworn before me
this 21st day of May, 1987.

Michelle H. Cuevas
NOTARY PUBLIC

My Commission Expires: 6-18-90

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

RECEIVED OF _____

FOR _____

BOOK 7246 PAGE 858

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
			60500.00- CAMT.	
			169.40 CSTAX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK 175.90-	
			1106A05/26/87 BAL .00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

29305

IDENTIFI REFERENCE

MAY 26 10 33 AM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 85576