This instrument prepared by; Box 50
Jimmie Lynn Ramsaur .
SHIPLEY & BEHM
206 Realtors Bldg 306 Gay Street
Nashville, TN 37201

Form No. WD-6

This Form furnished by Attorneys Title Company, Inc.

BOOK 7278 PAGE 706

FROM Elizabeth A. Miller **AND** JIMMIE LYNN RAMSAUR, TRUSTEE

TO JIMMIE LYNN RAMSAUR, TRUSTEE **TO** Gary J. Miller, single person

QUITCLAIM DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Gary J. Miller (NAME)	Singleton Mortgage Corp. (NAME)	4D 00306
1221 Jackson's Hill Rd. (STREET ADDRESS OR ROUTE NUMBER)	6263 Poplar Ave. Suite 100 (STREET ADDRESS)	86-269
Hermitage, TN 37076 (CITY) (STATE) (P. O. ZIP)	Memphis, TN 38119 (CITY) (STATE) (ZIP)	

THIS INSTRUMENT WAS PREPARED BY

Jimmie Lynn Ramsaur
Shipley & Behm
206 Realtor's Bldg.
306 Gay Street
Nashville, TN 37201

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

$ 75,000.00 Gary J. Miller
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th DAY OF June, 19 87.

Melanie F. Brandt
Notary Public

MY COMMISSION EXPIRES: 5-8-90

(AFFIX SEAL)

FOR AND IN CONSIDERATION of love and affection (and no monetary consideration) and for the express purpose of making a re-conveyance to create Gary J. Miller, a single person

We, I. Elizabeth A. Miller

by these presents do hereby quitclaim and convey unto Jimmie Lynn Ramsaur, Trustee, his successors and assigns, the following described tract or parcel of land, to wit:

LAND in Davidson County, Tennessee, Being Unit III, Phase II, Jackson's Retreat, a Planned Unit Development, of record in Book 5200, page 673, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more particular description thereof.

Being the same property conveyed to Gary J. Miller and wife, Elizabeth A. Miller, by deed from Randall Phillips Builders, Inc., of record in Book 6405, page 870, of the Register's Office for Davidson County, Tennessee.

4011

TAX REFERENCE

This is ( ) unimproved (X) improved property, known as 1221 Jackson's Hill Rd., Hermitage, TN 37076
(House Number) (Street) P. O. Address: (City or Town) (Postal Zone)

Said property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the premises.

And now, I, the said Jimmie Lynn Ramsaur, Trustee, for the express purpose of carrying out the intent of this conveyance, as above set out, do hereby quitclaim and convey unto Gary J. Miller, a single person

_____ heirs and assigns, the same property hereinabove described and set forth, to which reference is here made, and said property is conveyed subject to the same limitations, restrictions and encumbrances as may affect the premises, as above set forth.

IN WITNESS WHEREOF we have hereunto set our hands on this the 24th day of June, 1987.

Elizabeth Anne Miller

Jimmie Lynn Ramsaur
Trustee.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Melanie B. Brand, a Notary Public in and for said County and State, the within named, Elizabeth A. Miller, the Barguinors, 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 24th day of June, 1987.

Melanie B. Brand
Notary Public.

My commission expires: 5-8-91

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Melanie B. Brand, a Notary Public in and for said County and State, the within named Jimmie Lynn Ramsaur, Trustee, the barguinor, with whom I am personally acquainted, and who acknowledged that he, as Trustee, executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 24th day of June, 1987.

Melanie B. Brand
Notary Public.

My commission expires: 5-8-91