BOOK 7351 PAGE 653

WARRANTY DEED

For valuable consideration, which we acknowledge having received,
we, Vaughn Groen and his wife, Maralee Groen, the grantors,
have sold to and now convey to
David F. Miller, III, and his wife, Rebecca L. Miller, the grantees,
and their heirs and assignees
a piece of real property
in Davidson County, Tennessee, described as follows:

lot 547 on the plan of Towne Village in the Country, section 4-B,
of record in book 6250, page 496,
Register's Office for Davidson County (RODC);

the same property
which Randall Phillips Builders, Inc.,
on 19 August 1986
conveyed to Vaughn Groen and his wife, Maralee Groen,
by a warranty deed of record in book 6959, page 382, RODC;

subject to a trust deed of record in book 6959, page 385, RODC,
to secure a debt which the grantees assume in this sale;

subject to all existing easements and restrictive covenants of record;

subject to property tax for 1987, a lien but not yet due;

improved realty
known as 3336 Towne Village Road, Antioch, Tennessee, 37013.

Lot 547 fronts 73.84 feet on the westerly margin of Towne Village Road
and extends back 126.94 feet on its northerly line
and 127.50 feet on its southerly line
to a broken line in the rear, measuring 79.76 feet thereon.

to have and to hold that piece of real property
to the grantees and their heirs and assignees forever.

We covenant with the grantees
that we are lawfully seised and possessed of that land in fee simple,
that we have a good right to convey it,
and that it is unencumbered unless otherwise disclosed.

We further covenant and bind ourselves and our heirs and representatives
to warrant and forever defend the title to that land
to the grantees and their heirs and assignees
against the lawful claims of any party.

Witness our hands on 27 August 1987.

Vaughn Groen

Vaughn Groen

Maralee Groen

Maralee Groen

New owners: D.F. and R.L. Miller,
3336 Towne Village Road, Antioch, Tennessee, 37013.

Tax bills:
Mortgagee: Commerce Union Bank,
PO Box 121999, Nashville, Tennessee, 37212.

Map: 150-7.
Parcel: 416.
Field book:

FELIX E. ROBERTSON, REGISTER
DAVIDSON COUNTY, TN
SEP 14 2 50 PM '87

IDENTIFICATION REFERENCE

6 4 9 7 9

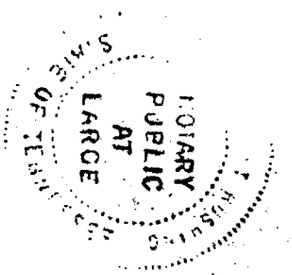
ACKNOWLEDGMENT BY THE SELLERS

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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Before me, Duncan Bryant Rushing, a notary public at large,
personally appeared Vaughn Groen and his wife, Maralee Groen,
with whom I am personally acquainted,
who, being first duly sworn,
acknowledged that they had executed this deed for the stated purpose.

Witness my hand and seal on 27 August 1987.



Duncan Bryant Rushing
Notary Public at Large

My commission will expire on 24 November 1990.

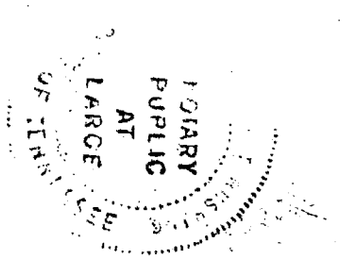
ACKNOWLEDGMENT BY THE BUYERS

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer
or the fair market value of the subject property,
whichever is greater,
is $82.454.35.

David F. Miller, III

Sworn and subscribed before me on 27 August 1987.



Duncan Bryant Rushing
Notary Public at Large

My commission will expire on 24 November 1990.

Prepared by Duncan Bryant Rushing, Attorney at Law,
Landmark Title Company, 144 Second Avenue North, Nashville, Tennessee, 37201.

OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7351 PAGE 655

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TAX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TAX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL

82454.36- CAMT.
231.00 CSTAX
.50 PRFEE
6.00 MDEED
CHECK 237.50-
2302A09/14/87 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

6 4 9 7. 9

IDENTIFICATION REFERENCE

SEP 14 2 50 PM '87

DAVIDSON COUNTY, TN

No. 15985