Box 22

BOOK 7407 PAGE 748

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 64,000.00

William Andrew Kirby
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th DAY OF November, 87

Notary Public

MY COMMISSION EXPIRES: 11-12-87

(AFFIX SEAL)

DYKE TATUM NOTARY PUBLIC AT LARGE STATE OF TENN.

THIS INSTRUMENT WAS PREPARED BY
I. DYKE TATUM, Attorney
Suite 200, Arena Place, 2001 Charlotte Avenue, Nashville, Tennessee 37203

ADDRESS NEW OWNER (S) AS FOLLOWS	Mortgagee:	MAP-PARCEL NUMBERS
William Andrew Kirby	Atlantic Coast Mortgage Company	52-12-64
(NAME)	(NAME)	
616 Canton Pass	3975 University Drive	11D-79808
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Madison, TN 37115	Fairfax, Virginia 22030	
(CITY) (STATE) (P.O.ZIP)	(CITY) (STATE) (ZIP)	

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, Jesse Carl Miller and wife, Linda Faye Miller

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO William Andrew Kirby and wife, Nina D. Kirby

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. 12 on the plan of Schoolside Heights, of record in Book 3700, page 38, Register's Office for said County.

SAID Lot No. 12 fronts 58.0 feet on the westerly margin of Canton Pass and extends back 183.1 feet on the northerly line and 192.1 feet on the broken southerly line to a dead line in the rear, measuring 68.1 feet thereon.

Being the same property conveyed to Jesse Carl Miller et ux by deed from Jimmie B. Crowell and wife, Wanda Fay Crowell of record in Book 4580, page 394, Register's Office for Davidson County, Tennessee.

The property herein conveyed is subject to restrictive covenants of record in Book 3949, page 401, said Register's Office, and to the matters set forth in the above referenced plan of record.

This is to certify that Jesse Carl Miller and Jesse C. Miller are one in the same person.

This is to certify that Linda Faye Miller and Linda F. Miller are one in the same person.

DAVIDSON COUNTY, TN
Nov 20 8 23 AM '87

IDENTIFICATION REFERENCE

8 4 1 2 1

unimproved ( )
This is improved XX property, know as 616 Canton Pass, Madison, TN 37115
(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 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 convenant 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 their hands this 18th day of November, 19 87

Jesse Carl Miller

Linda Faye Miller

Jesse Carl Miller

Linda Faye Miller

STATE OF TENNESSEE }
Davidson County }

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Jesse Carl Miller and wife, Linda Faye Miller

the bargainor(s), 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 18th day of November, 1987.

Commission expires 11-2-89

Notary Public

* or proved to me on the basis of satisfactory evidence.

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

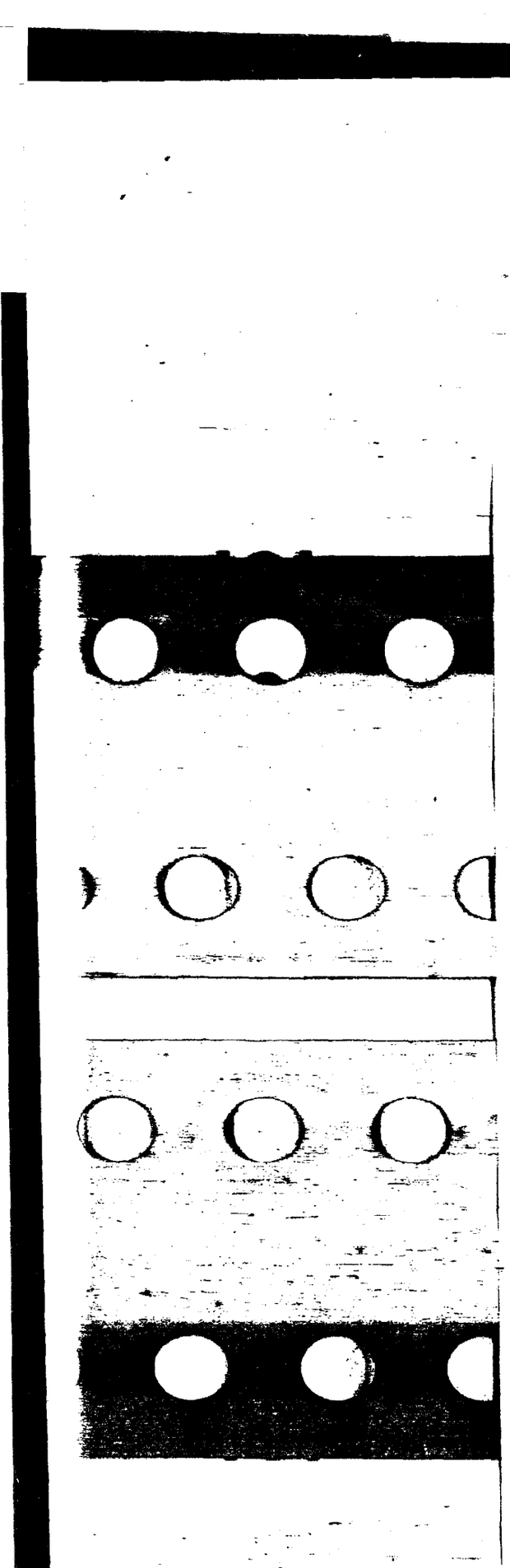
* or proved to be on the basis of satisfactory evidence.

WARRANTY DEED

FROM
Jesse Carl Miller and wife,
Linda Faye Miller

TO
William Andrew Kirby and
wife, Nina D. Kirby

I. DYKE TATUM, Attorney
Suite 200, Arena Place
2001 Charlotte Avenue
Nashville, Tennessee 37203



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 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

64000.00- CAMT.
179.20 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 185.70
4495A11/20/87 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

8:41:21

IDENTIFICATION REFERENCE

NOV 20 8 28 AM '87

FELIX Z. WILSON II, REGISTER
DAVIDSON COUNTY, TN

No. 37635