WARRANTY DEED

96480

FEE 21.11 0101 03CHECK 139.50

PREPARED BY:

J. K. WOODARD
Attorney at Law
919 West Main Street
Hendersonville, TN 37075
822-0030

STATE OF TENNESSEE
COUNTY OF Davidson

IDENTIFICATION REFERENCE

The actual consideration or value, whichever is greater for this transfer is $ 47,500.00

JAN 6 11 05 AM '88
FELIX E. MCCLANAHAN
REGISTER
DAVIDSON COUNTY, TN

Affiant

SWORN to and subscribed before me on this the 6th day of January, 1988.

NOTARY PUBLIC

My Commission Expires: 7-26-88

MORTGAGEE:

OLD HICKORY CREDIT UNION
1000 Industrial Drive
Old Hickory, TN 37138

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NO.
Mr. Charles C. Miller	Same	Map 44-5
P.O. Box 393		Parcel 10
Old Hickory, Tenn 37138		

FOR AND IN CONSIDERATION of the sum of TEN DOLLARS ($10.00), cash in hand paid by the hereinafter named **GRANTEES** and other good and valuable consideration the receipt of which is hereby acknowledged, **FELLER BROWN REALTY & AUCTION COMPANY, INC.**, hereinafter called the **GRANTORS**, have bargained and sold and by these presents, does transfer and convey unto **CHARLES C. MILLER, a single person,** hereinafter called **GRANTEES**, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

BEING the northwesterly 10.8 feet of Lot 70 and the southeasterly 61.5 feet of Lot No. 69 on the Plan of Scenic View Subdivision, not of record and also being known as Lot "H" on a Resubdivision of Scenic View Subdivision and described according to a survey made by James L. Murphy, Jr., Surveyor, dated April 21, 1959, as follows:

BEGINNING at a point in the northeasterly margin of Havron Avenue, 289.2 feet northwest of the intersection of said Avenue and the northerly margin of a 20-foot public walkway; thence along Havron Avenue North 46 deg. 29 min. West 72.3 feet; thence North 43 deg. 59 min. East 171.40 feet to a point in the dividing line between Lots Nos. 69 and 52; thence along the line between said Lots and Lots Nos. 53 and 70, South 46 deg. 01 min. East 72.3 feet; thence South 43 deg. 59 min. West 170.82 feet to the point of beginning.

BEING the same property conveyed to FELLER BROWN REALTY & AUCTION COMPANY, INC. by Deed from EULA M. ELDRIDGE, a widow of record in Book 7438, Page 505, Registers' office for Davidson County, TN.

This is improved property known as 127 Scenic View Drive, Old Hickory, Tennessee 37138.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, 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 my hands this 8th day of January, 1988, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

FELLER BROWN REALTY & AUCTION COMPANY, INC.

BY: Feller Brown

STATE OF TENNESSEE

COUNTY OF Davidson

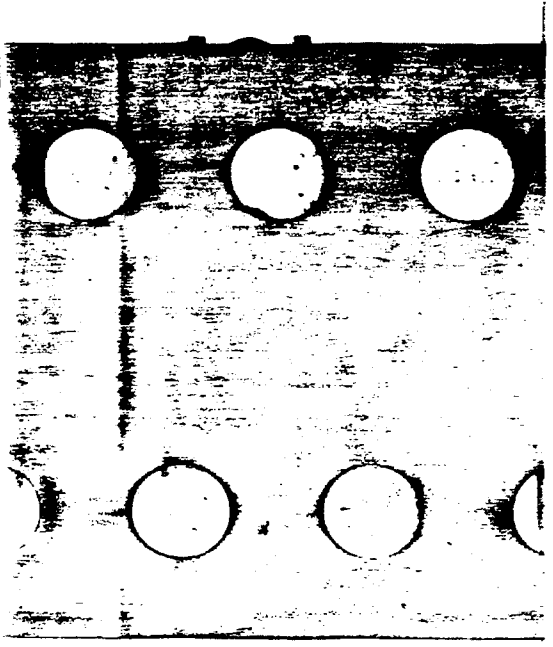
BEFORE ME, undersigned, a Notary Public of the State and County aforesaid, personally appeared, Feller Brown, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be President (or other officer authorized to execute the instrument) of FELLER BROWN REALTY & AUCTION COMPANY, INC., the within named bargainor, a corporation, and that Feller Brown as such President executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as President.

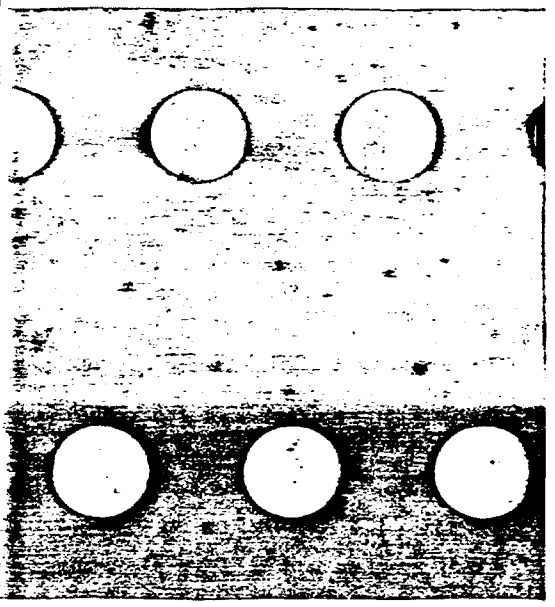
WITNESS my hand and seal at office in Old Hickory, Tennessee, this the 8th day of January, 1988.

NOTARY PUBLIC

My Commission Expires: Jan 21 1989

JOHN C. ... NOTARY PUBLIC AT LARGE ... STATE OF TENNESSEE





OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7446 PAGE 446

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

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

CAMT	47500.00
CON TX	133.00
PRFEE	0.50
WDEED	6.00
TOTAL	139.50
CHECK	139.50

11/88 01 11:07 0001 6999

9 6 4 8 0

IDENTIFI REFERENCE

JAN 11 11 05 AM '88

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 52006