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Book 30

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 39,833.03

Subscribed and sworn to before me, this the 13 day of April 19 88

Affiant

My commission expires: 3-10-91 (Affix Seal)

Notary Public

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY			
SOUTHEAST TITLE of Tennessee, Inc. 8B12203			
Suite 400, Bristol Building, 7003 Chadwick Drive, Brentwood, TN 37027			
ADDRESS OF NEW OWNER:		SEND TAX BILLS TO:	
Phillip J. O'Brien		First Wachovia Mortgage Company	
		P.O. Box 3174	
STREET ADDRESS		STREET ADDRESS	
CITY	STATE ZIP	Winston-Salem, NC 27102	
		CITY	STATE ZIP
MAP & PARCEL NO	149-05-0 172.00		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, George M. Miller and wife, Margaret A. Miller

HEREINAFTER CALLED GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO HEREBY TRANSFER AND CONVEY UNTO Phillip J. O'Brien and wife, Marion S. O'Brien

HEREINAFTER CALLED GRANTEE(S), THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND, TOGETHER WITH ALL TENEMENTS, HEREDITAMENTS AND APPURTENANCES THERETO LOCATED IN Davidson COUNTY, STATE OF TENNESSEE, MORE PARTICULARTY DESCRIBED AS FOLLOWS:

Being Lot Number 90 on the Plan of Second Revision, Section Five, Terragon Trails, of record in Plat Book 5200 at page 18, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being all of the property conveyed to George M. Miller and wife, Margaret A. Miller by Deed of record in Book 5547 page 728, Register's office for said County.

This conveyance is subject to taxes for the year 1988 and subsequent years, easements and restrictive covenants of record.

22348

IDENTIFICATION REFERENCE

APR 18 1 27 PM '88

FELIX Z. WILSON JR. REGISTER
DAVIDSON COUNTY, TN

THIS IS _____ IMPROVED PROPERTY KNOWN AS 4741 Terragon Trail, Antioch, TN 37013

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenance, 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 singlular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hand s this 13 day of April, 19 88

George M. Miller

Margaret A. Miller

State of Tennessee
County of Williamson

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On this 13 day of April, 19 88, before me personally appeared George M. Miller & Margaret A. Miller to me known to be the person(s) described in or proved to me on the basis of satisfactory evidence, and who executed the foregoing instrument, and who acknowledged the execution of the same to be their free act and deed.

Witness my hand and official seal.
My Commission expires:
January 21, 1990

Notary Public
Brent A. Campbell

State of Tennessee
County of

On this 13 day of April 13, 19 88, before me personally appeared to me known to be the person(s) described in or proved to me on the basis of satisfactory evidence, and who executed the foregoing instrument, and who acknowledged the execution of the same to be free act and deed.

Witness my hand and official seal.
My Commission expires:
January 21, 1990

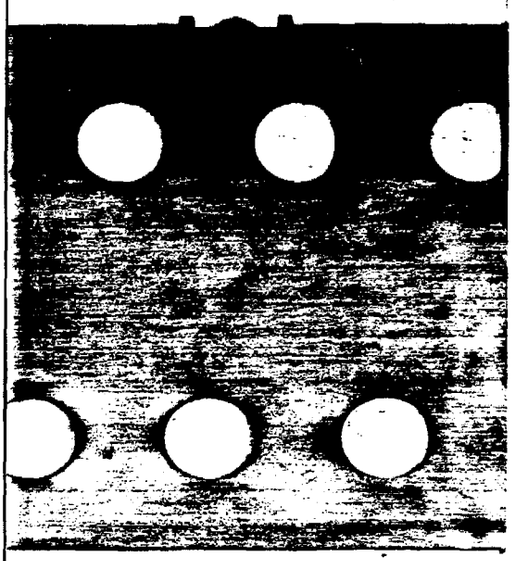
Notary Public

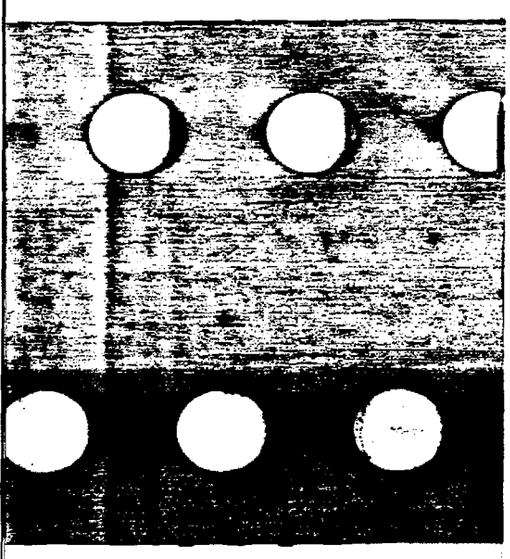
WARRANTY DEED

SOUTHEAST TITLE
OF TENNESSEE, INC.

SUITE 100
BRISTOL BUILDING
7003 CHADWICK DRIVE
BRENTWOOD, TN 37027

5587 04/18 0101 03CHECK 117.94





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

CAMT	39833.03
CON TX	111.44
PRFEE	0.50
WDEED	6.00
TOTAL	117.94
CHECK	117.94

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

04/18/88 01 13:27 0001 5587

22348

IDENTIFICATION REFERENCE

APR 18 1 27 PM '88

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 81719