NAME AND ADDRESS OF A PROPERTY OWNER:
Mr. & Mrs. Mickey Viator
3336 Towne Village Road
Antioch, Tennessee 37013

This Instrument Was Prepared From Information Furnished By The Parties By:
JOHN B. LANE
Attorney at Law
P.O. Box 31
Smyrna, Tennessee 37167

NAME AND ADDRESS OF PERSON OR ENTITY RESPONSIBLE FOR PAYMENT OF REAL PROPERTY TAXES:
Sovran Mortgage Corporation
P.O. Box 26388
Richmond, VA 23260-6388

BOOK 7541 PAGE 498

STATE OF TENNESSEE]
]
DAVIDSON COUNTY]

Tax Map No.: 150-7
Parcel: 416

FOR AND IN CONSIDERATION of the sum of SIX THOUSAND AND NO/100 ($6,000.00) DOLLARS, cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, including the assumption and agreement to pay by the Grantees herein of an indebtedness in the present principal amount of SEVENTY-EIGHT THOUSAND THREE HUNDRED FIFTY-FIVE AND 09/100 ($78,355.09) DOLLARS, presently payable to Sovran Mortgage Corporation, secured by trust deed embracing the within-described property to J. G. Palmer, Trustee, of record in Book 6959, page 385, Register's Office for Davidson County, Tennessee, and including the execution and delivery by the Grantees herein of a Promissory Note in the principal amount of $700.00, payable to David F. Miller, III, and wife, Rebecca L. Miller, which indebtedness is secured by a trust deed embracing the within described property to John B. Lane, Trustee, to be placed of record in the Register's Office for Davidson County, Tennessee, and to which instruments reference is hereby made for all of their terms and provisions;

We, the undersigned, **DAVID F. MILLER, III, and wife, REBECCA L. MILLER**, have bargained and sold and do hereby transfer and convey unto **MICKEY VIATOR and wife, MICHELLE VIATOR**, their heirs and assigns, forever, that certain parcel of real estate situated in Davidson County, State of Tennessee, and being more particularly described as follows, to-wit:

> BEING all of LOT NUMBER 547 on the Plan of TOWNE VILLAGE IN THE COUNTRY, SECTION 4-B, of record in Book 6250, page 496, of the Register's Office for Davidson County, Tennessee, and to which plan reference is here made for more complete details as to location and description of said lot. Said Lot Number 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. This is improved property known as 3336 Towne Village Road, Antioch, Tennessee, 37013.
>
> Being the same property conveyed to David F. Miller, III, and wife, Rebecca L. Miller, by deed from Vaughn

Groen and wife, Maralee Groen, of record in Book 7351, page 653, of the Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all existing easements and restrictive covenants of record.

TO HAVE AND TO HOLD the said real estate, together with all of the appurtenances, estate, title and interest thereto belonging, unto the said MICKEY VIATOR and wife, MICHELLE VIATOR, their heirs and assigns, forever.

We covenant with the said Grantees that we are lawfully seized and possessed of said real estate; that we have a good right to convey the same; and that it is unencumbered, except as above set forth and by lien of the 1988 Davidson County real property taxes which have been assumed by the Grantees herein.

We further covenant and bind ourselves, our heirs and representatives, to forever warrant and defend the title to said real estate unto the said Grantees, their heirs and assigns, against the lawful claims of all persons, whomsoever.

All of our right, title, claim and interest in and to the existing escrow account held by Sovran Mortgage Corporation in connection with the above-mentioned indebtedness, together with the existing hazard insurance policy, is hereby transferred to the Grantees herein.

Possession of the within-described property will be given to the Grantees herein with Deed.

WITNESS OUR HANDS, this the 11th day of May, 1988.

DAVID F. MILLER, III

Rebecca L. Miller

REBECCA L. MILLER

STATE OF TENNESSEE]
]
COUNTY OF RUTHERFORD]

Personally appeared before me, Pam E. Turner, a Notary Public in and for said County and State, the within-named DAVID F. MILLER, III, and wife, REBECCA L. MILLER, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS MY HAND and official seal at office in Smyrna, Tennessee, this the 11th day of May, 1988.

Pam E. Turner
Notary Public

My Commission Expires: 3/2/91

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I, OR WE, HEREBY SWEAR OR AFFIRM THAT THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER, IS $ 85,055.09, WHICH AMOUNT IS EQUAL TO OR GREATER THAN THE AMOUNT WHICH THE PROPERTY TRANSFERRED WOULD COMMAND AT A FAIR AND VOLUNTARY SALE.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 11th DAY OF May 19 88.

Pam E. Turner
NOTARY PUBLIC

MY COMMISSION EXPIRES 3/2/91

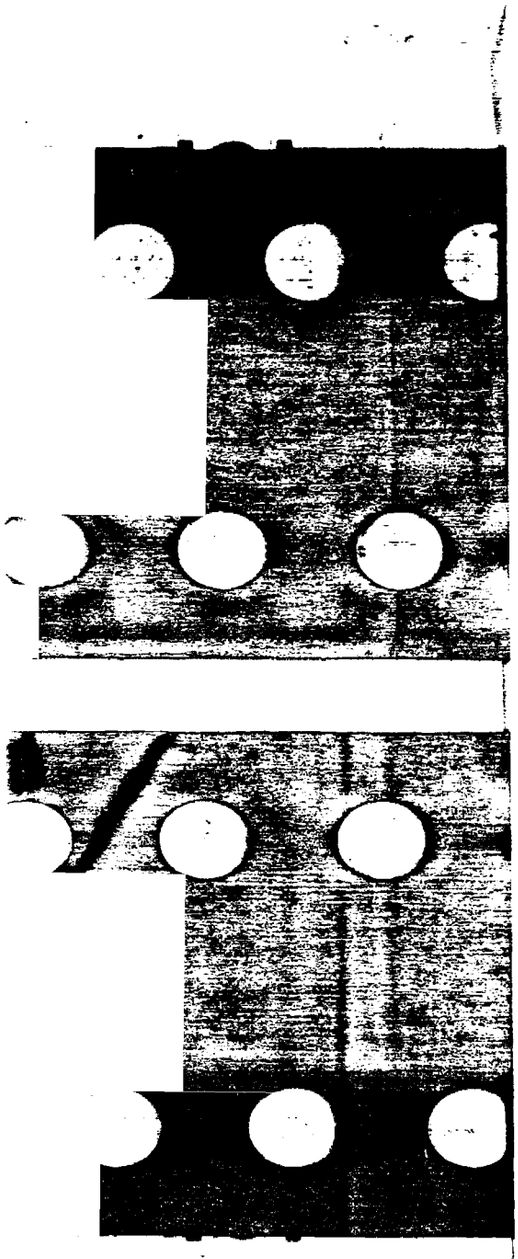
29638

IDENTIFICATION REFERENCE

MAY 11 3 29 PM '88

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

RUSH



OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7541 PAGE 501

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 85055.09
				CON TX 238.28
				PRFEE 0.50
				WDEED 9.00
				TOTAL 247.78
				CHECK 247.78

05/11/88 01 15:30 0001 6060

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

2 9 6 3 8

IDENTIFICATION REFERENCE

MAY 11 3 29 PM '88

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 90289