ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NOS.
	Atlantic Coast Mtg. Co.	
Kenneth L. Miller et ux.	ATTN: Tax Department	Map 120-01
805 Winthorne Court	3975 University Drive	Parcel 22
Nashville, TN 37217	Suite 100	
	Fairfax, VA 22030	

This instrument prepared by: Cindy S. Smith, Attorney at Law.
1443 Janie Avenue, Nashville, Tennessee 37216

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN and NO/100 (10.00) DOLLARS cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, We, William Hamner McMurray, III, and wife, Jane E. McMurray, (the "Grantors") have bargained and sold, and by these presents do transfer and convey unto Kenneth L. Miller and wife, Barbara Miller, (the "Grantees"), Grantees' successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, being more particularly described as follows to wit:

Land in Davidson County, Tennessee, being Lot No. 313 on the Plan of Glengarry Park, Section III, as of record in Book 2900, Page 25, Register's Office for said County.

Said Lot No. 313 fronts 78.0 feet on the southerly margin of Winthorne Court and extends back 166.0 feet on the easterly line and 189.6 feet on the westerly line to a rear line, measuring 79.1 feet thereon.

Being the same property conveyed to William Hamner McMurray, III, and wife, Jane E. McMurray, by deed from Atlas Construction Company, a Tennessee Corporation, of record in Book 3181, Page 497, Register's Office for Davidson County, Tennessee.

This is improved property commonly known as 805 Winthorne Court, Nashville, Tennessee 37217.

CONVEYANCE OF SUCH TRACT IS MADE EXPRESSLY SUBJECT TO THE FOLLOWING: (1) The Plan of record in Plat Book 2900, Page 25, said Register's Office; (2) Property tax lien for the current year, such taxes having been prorated and the payment of which has been assumed by the grantee; (3) Any and all restrictive covenants of record; (4) Any and all rights-of-way for public utilities, zoning regulations, building restrictions, setback lines, and easements of record.

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater for this transfer is $76,500.00.

Kenneth L. Miller
Affiant

Subscribed and sworn to before me this 31st day of August, 1988.

Notary Public
My Commission Expires 11/12/90

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantees, Grantees' successors and assigns, forever.

And Grantors do covenant with the said Grantees that Grantors are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered except as set forth herein.

And Grantors do further covenant and bind themselves, their representatives and assigns, to warrant and forever defend the title to the Property to the said Grantees, their successors and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantors have caused this Deed to be executed this 31st day of August, 1988.

William Hamner McMurray, III

William Hamner McMurray, III

Jane E. McMurray

Jane E. McMurray

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Cindy S. Smith, Notary Public in and for said County and State, the within named William Hamner McMurray, III, and wife, Jane E. McMurray, 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 31st day of August, 1988.

Cindy S. Smith

Notary Public
My Commission Expires: 11/12/90

SEP 2 3 53 PM '88

64766

OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7644 PAGE 355

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	76500.00
CON TX	252.45
PRFEE	0.50
MRGED	6.00
TOTAL	258.95
CHECK	258.95

09/02/98 01 15:54 0001 7816

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

6477666

IDENTIFICATION

SEP 2 3 53 PM '98

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TENN.

No. 130880