file box 8/jcb

THIS INSTRUMENT PREPARED BY: **WILKINS & IVEY**, Attorneys
2405 Crestmoor Road, Nashville, Tennessee 37215-0157

ADDRESS NEW OWNER:	MORTGAGEE:	MAP-PARCEL NUMBERS:
Wayne S. Miller	First Wachovia Mortgage Co.	146-4
431 Wauford Drive	P.O. Box 3174	135
Nashville, TN 37211	Winston-Salem, NC 27102	6DU-21250

WARRANTY DEED BOOK 7691 PAGE 945

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged,

Robert Alvah Brimmer, II and wife, Linda Lynch Brimmer

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto Wayne S. Miller and wife, Judy Ann Miller

hereinafter called the Grantee, Grantee's 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. 514 on the Plan of Section Nine, Caldwell Hall, of record in Book 3300, Page 25, Register's Office for said County.

SAID Lot No. 514 fronts 84.9 feet on the westerly margin of Wauford Drive and extends back 229.55 feet on the northerly line and 245.08 feet on the southerly line to a dead line in the rear, measuring 87.3 feet thereon.

BEING the same property conveyed to Robert Alvah Brimmer, II and wife, Linda Lynch Brimmer, by deed from Walter V. Troxel, Sr. and wife, Gladys B. Troxel, of record in Book 5450, Page 25, Register's Office for Davidson County, Tennessee.

The property herein conveyed is subject to restrictive covenants of record in Book 3285, page 488, said Register's Office, and to the matters set forth in the above referenced plan of record.

It is understood and agreed that part of the consideration for transfer of this property is the agreement of the Grantee to assume the unpaid balance of a note secured by a first mortgage deed of trust to Commerce Union Bank, of record in Book 5450, Page 28, Register's Office for said County, and that the escrow account in connection with the aforesaid deed of trust is hereby transferred to the said Grantee.

This instrument is executed on behalf of Robert Alvah Brimmer, II, by Linda Lynch Brimmer as hi Attorney in Fact pursuant to a Power of Attorney being recorded simultaneously herewith. The affidavit of said Attorney in Fact is attached as Exhibit "A" to this deed & incorporated ** This is (~~not~~) improved property, known as 431 Wauford Drive, Nashville, TN 37211.

**herein by reference.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever; and Grantor covenants with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever. (As to a corporate or partnership party, the reference to "heirs" shall be deemed to read "successors".)

Witness the execution hereof this 31st day of October, 19 88.

Linda Lynch Brimmer

Linda Lynch Brimmer

Robert Alvah Brimmer II

Robert Alvah Brimmer, II
BY: Linda Lynch Brimmer, Attorney in Fact

STATE OF TENNESSEE
COUNTY OF Davidson

On this 31st day of October, 19 88, before me personally appeared Linda Lynch Brimmer, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged that she executed the same as her free act and deed.

NOTARY PUBLIC AT LARGE

My Commission Expires: Oct 9, 1991

Christy Wilkins Ivey
Notary Public

STATE OF TENNESSEE
COUNTY OF _____

BOOK 7691 PAGE 946

Before me, the undersigned, of the State and County aforesaid, personally appeared _____, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged ____self to be the President (or other officer authorized to execute the instrument) of the _____, the within named bargainor, a corporation, and that he as such _____, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by ____self as _____. Witness my hand and official seal, at office in _____, Tennessee, this _____ day of _____, 19___.

My Commission Expires:_____

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $ 96,144.78.

Wayne S. Miller
Affiant

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

My Commission Expires: Oct 9, 1991

Christy Wilkins Lacy
Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public ~~in~~ and for said County and State, the within named Linda Lynch Brimmer, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument on behalf of Robert Alvah Brimmer, II, as his Attorney in Fact as the free act and deed of the within named Robert Alvah Brimmer, II.

Witness my hand and official seal at Nashville, Tennessee, this the 31st day of October, 1988.

Christy Wilkins Lacy
NOTARY PUBLIC

My commission expires: Oct 9, 1991

WARRANTY DEED

from:
Robert Alvah Brimmer, II and wife,
Linda Lynch Brimmer

to:
Wayne S. Miller and wife, Judy Ann Miller

WILKINS & IVEY
Attorneys at Law
2405 Crestmoor Road
P.O. Box 150157
Nashville, Tennessee 37215-0157

TN-27941

"EXHIBIT A"

BOOK 7691 PAGE 947

STATE OF TENNESSEE

COUNTY OF DAVIDSON

A F F I D A V I T

The undersigned Affiant, being first duly sworn, deposes and says as follows:

1. That the document to which this affidavit is exhibited was executed by the undersigned as attorney-in-fact for the principal thereon shown.

2. That the execution is proper and within the scope of the power-of-attorney referenced in the instrument.

3. That at the time of execution of said document the Affiant had no knowledge or notice of the termination of the power-of-attorney, either by revocation or by the principal's death, disability or incapacity.

Further the Affiant saith not.

Linda Lifford Brunner
Affiant

3046 11/01 0101 03CHECK 326.63

Sworn to and subscribed before me this 31st day of October, 19 88.

Notary Public

My Commission Expires: Oct 9, 1991

NOTARY PUBLIC AT LARGE

FELIX Z. WILSON II REGISTER DAVIDSON COUNTY TN

IDENTIFICATION REFERENCE

8.14.37

OFFICIAL RECEIPT

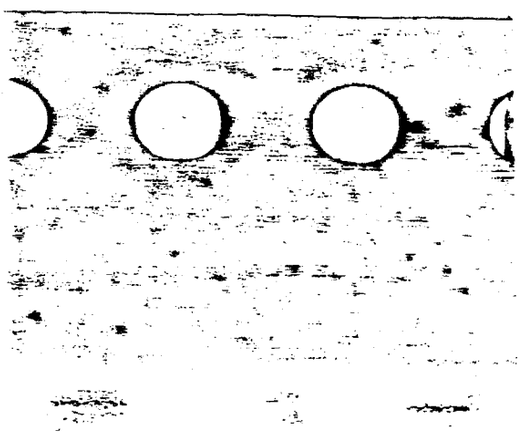
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 7691 PAGE 948





CO - CONVEYANCE
MO - MORTGAGE
WD - WARRANTY DEED
TD - TRUST DEED

CC - CERTIFIED COPY
REL - RELEASE
UCC - UNIFORM COMMERCIAL CODE

MISC - MISCELLANEOUS
CO TAX - STATE TAX CONVEY
MO TAX - STATE TAX MORT
PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL
				CAMT 96144.78
				CON TX 317.13
				PRFEE 0.50
				WDEED 9.00
				TOTAL 326.63
				CHECK 326.63
11/01/88	01			10:44 0001 3046

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

8114 37.

IDENTIFICATION REFERENCE

Nov 1 10 42 AM '88

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No.149674