BOOK 7741 PAGE 975

STATE OF TENNESSEE
COUNTY OF SUMNER }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 72,851.65

Theresa I. Oldham
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF December, 19 88

Notary Public

MY COMMISSION EXPIRES: December 29, 1990
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

AMERICAN ESCROW COMPANY, 111 Hazel Path, P.O. Box 1733, Hendersonville, TN 37077

NAME / ADDRESS		
ADDRESS NEW OWNER(S) AS FOLLOWS:	MORTGAGEE:	MAP-PARCEL NUMBERS
THERESA I. OLDHAM, UNMARRIED	FIRST TENNESSEE BANK, N.A.	GO 20740
(NAME)	(NAME)	
712 WINDSOR TRACE	BOX 84	26-7-148
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
GOODLETTSVILLE , TN 37072	MEMPHIS, TN 38101	
(CITY) (STATE) (P.O. ZIP)	(CITY) (STATE) (P.O. ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, RICKY L. MILLER AND WIFE, CHRISTY L. MILLER

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO THERESA I. OLDHAM, UNMARRIED

HEREINAFTER CALLED THE GRANTEES, THEIR 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. 226 ON THE PLAN OF WINDSOR GREEN, PHASE 2, SECTION 1, OF RECORD IN BOOK 6250, PAGE 989, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

SAID LOT NO. 226 FRONTS 174.53 FEET ON THE SOUTHERLY MARGIN OF WINDSOR TRACE AND EXTENDS BACK 183.85 FEET ON THE NORTHWESTERLY LINE TO A DEAD LINE IN THE REAR MEASURING 101.29 FEET THEREON.

BEING THE SAME PROPERTY CONVEYED TO RICKY L. MILLER AND WIFE, CHRISTY L. MILLER BY DEED OF RECORD IN BOOK 7252, PAGE 402, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO ALL RESTRICTIONS AND EASEMENTS OF RECORD.

AS PART OF THE CONSIDERATION HEREFORE IS THE GRANTEE'S ASSUMPTION OF THE DEED OF TRUST OF RECORD IN BOOK 7252, PAGE 405, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, AND UNPAID BALANCE OF THE NOTE THEREBY SECURED IN THE ORIGINAL PRINCIPAL AMOUNT OF $71,150.00, NOW PAYABLE TO FIRST TENNESSEE BANK, N.A., WHICH INDEBTEDNESS THERESA I. OLDHAM, UNMARRIED HEREBY ASSUME AND AGREE TO PAY IN ACCORDANCE WITH THE TERMS AND CONDITIONS OF SAID NOTE AND DEED OF TRUST.

unimproved / This is improved	property, known as	712 WINDSOR TRACE , GOODLETTSVILLE , TN , 37072				
X		(House Number)	(Street)	(P. O. Address)	(City or Town)	(Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, 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 singular 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 30th day of December, 19 88

RICKY L. MILLER: Ricky L. Miller

CHRISTY L. MILLER: Christy L. Miller

STATE OF TENNESSEE
County of SUMNER

BOOK 7741 PAGE 976

Personally appeared before me, RICKY L. MILLER AND WIFE, CHRISTY L. MILLER

with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 30th day of December, 1988

Commission expires December 29, 1990

W. K. GEORGAS, JR. Notary Public

STATE OF TENNESSEE
County of

Personally appeared before me,

with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the _____ of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this day of 19

Commission expires

Notary Public

98331

IDENTIFICATION

JAN 3 8 35 AM '89

FELIX Z WILSON II REGISTER
DAVIDSON COUNTY, TN

2559 01/03 0101 03CHECK 247.07

WARRANTY DEED

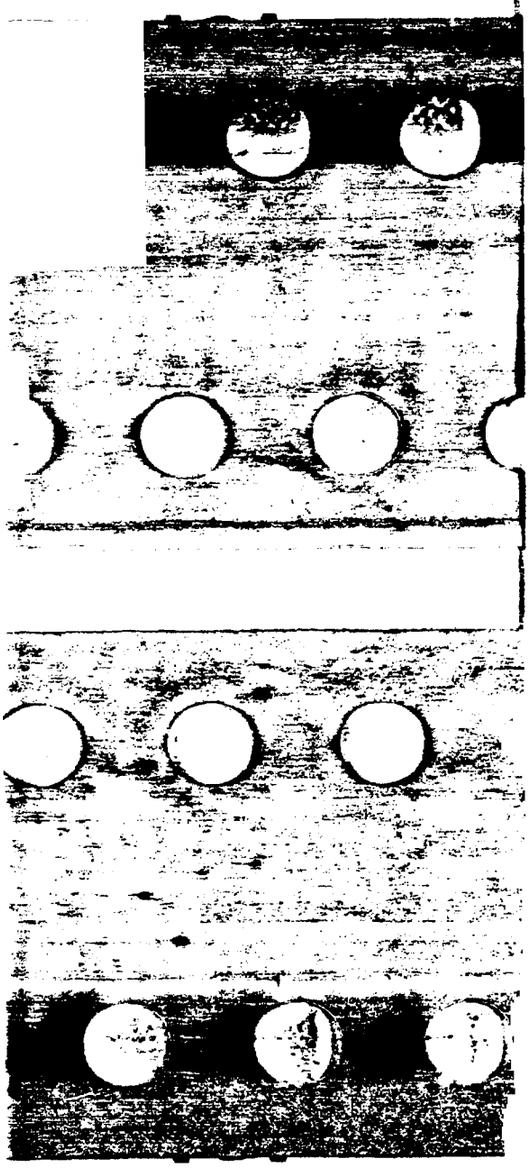
FROM

RICKY L. MILLER, et ux

TO

THERESA I. OLDHAM, unmarried

PLEASE RETURN TO:
AMERICAN ESCROW COMPANY
P.O. Box 1733
Hendersonville, TN 37077



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

RECEIVED OF _____

FOR _____

BOOK 7741 PAGE 977

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
				CAMT 72851.65
				CON TX 240.57
				PRFEE 0.50
				WDEED 6.00
				TOTAL 247.07
				CHECK 247.07
			01/03/89 01	08:36 0001 2559

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

98331

IDENTIFICATION REFERENCE

JAN 3 8 35 AM '89

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 169263