This Instrument Prepared By:
BAKER, WORTHINGTON, CROSSLEY,
STANSBERRY & WOOLF
1700 Nashville City Center
511 Union Street
Nashville, Tennessee 37219

WARRANTY DEED

Address New Owner(s) As Follows:	Send Tax Bills To:	Map & Parcel Nos.:
William Ray Miller Kathy DeLois Miller	same	P/O 4-32
744 Shadowood Drive		
Nashville, Tennessee 37205		

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, and other good and valuable consideration, receipt of which is hereby acknowledged, we, JAMES I. CALDWELL, III, married, and DAVID WADE, III, married, ("Grantors"), have bargained and sold and do hereby transfer and convey unto WILLIAM RAY MILLER and wife, KATHY DELOIS MILLER ("Grantees"), their heirs and assigns, a certain tract of land located in Davidson County, Tennessee and described as follows (the "Property"):

> Being Lot 12 of Cougar Cove Subdivision, described according to a field survey prepared May 20, 1988, by Joe M. Cummings, Tennessee Registered Land Surveyor No. 1513, as follows:
>
> To find the POINT OF BEGINNING, start at the intersection of the southerly right-of-way (25 feet from the centerline) of Coopertown Road with the westerly boundary line of property owned by Marie Sloan, of record in Deed Book 6842, page 844, in the Register's Office of Davidson County, Tennessee, said intersection being westerly approximately 1375 feet along said right-of-way from Whites Creek Pike; thence, with said Sloan's westerly boundary line, South 0 degrees 44 minutes 00 seconds West 780.29 feet to an iron pin in the boundary line of property owned by James I. Caldwell, III and David R. Wade, III, of record in Deed Book 7473, page 663, in said Register's Office; thence, severing said Caldwell and Wade property as follows: North 89 degrees 39 minutes 40 seconds West 13.24 feet to an iron pin, South 27 degrees 33 minutes 00 seconds West 112.00 feet to an iron pin, the POINT OF BEGINNING; thence, severing said Caldwell and Wade property, as follows: South 66 degrees 33 minutes 20 seconds East 551.32 feet to an iron pin, South 73 degrees 27 minutes 00 seconds East 325.59 feet to an iron pin in the westerly boundary line of property owned by Frank Leslie Irvin, Sr. et ux, of record in Deed Book 4551, page 246, in said Register's Office; thence, with said boundary line and continuing with the westerly boundary lines of properties owned by Lauren S. Cato, of record in Deed Book 6520, page 75, and Sue Garrett Suter, of record in Deed Book 4550, page 256, in said Register's Office, South 2 degrees 01 minute 20 seconds West 322.42 feet to an iron pin; thence, again severing said Caldwell and Wade property as follows: North 62 degrees 27 minutes 00 seconds West 1008.46 feet to an iron pin, North 27 degrees 33 minutes 00 seconds East 189.33 feet to the BEGINNING, containing 5.01 acres.

Being part of the same property conveyed to James I. Caldwell, III and David Wade, III by deed from Jay Gilpen, a single person, and Bud Stedman and wife, Georgia Stedman, of record in Book 7473, page 663, Register's Office for Davidson County, Tennessee.

Together with an easement for ingress and egress to and from Coopertown Road described more particulary in **Exhibit A**, attached hereto and made a part hereof.

This is unimproved property known as Lot 12, Cougar Cove Subdivision, Davidson County, Tennessee.

TO HAVE AND TO HOLD the Property, together with all the appurtenances and hereditaments thereunto belonging or in anywise appertaining, to the said Grantees, their heirs and assigns, forever.

AND Grantors do hereby covenant with Grantees that they are lawfully seized and possessed of the Property in fee simple; that they have good right to sell and convey the same; and that the same is unencumbered, except as shown on **Exhibit B**.

AND Grantors do further covenant and bind Grantees, their heirs and assigns, to warrant and forever defend the title to the Property against the lawful claims of all persons whomsoever.

Ruth R. Caldwell, wife of James I. Caldwell, III, and Barbara K. Wade, wife of David Wade, III, hereby join in the execution of this Warranty Deed for the purpose of conveying any interest which they may have in the subject property by reason of their respective marriages to said James I. Caldwell, III and David Wade, III, the Grantors.

IN WITNESS WHEREOF, the Grantors have caused this instrument to be executed on this 27th day of February, 1989.

James I. Caldwell III
JAMES I. CALDWELL, III

Ruth R. Caldwell by Jas B. Cald. atty in fact
RUTH R. CALDWELL

David R. Wade III
DAVID WADE, III

Barbara K. Wade by David Wade atty in fact
BARBARA K. WADE

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $25,000.00.

AFFIANT

Subscribed and sworn to before me, this 27th day of February 1989.

NOTARY PUBLIC

KENNETH P. EZELL, JR. NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Commission Expires:

MY COMMISSION EXPIRES JULY 13, 1991

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, Rosemary C. Neely, a Notary Public for the state and county aforesaid, James I. Caldwell, III, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and seal at office this 28th day of February, 1989.

NOTARY PUBLIC

My Commission Expires:
May 13, 1990

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, Rosemary C. Neely, a Notary Public in and for said County and State, James I. Caldwell, III, 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 attorney-in-fact for Ruth R. Caldwell, the co-maker, and that he has been authorized by the co-maker to execute this instrument on behalf of the co-maker.

WITNESS my hand and seal at office this 28th day of February, 1989.

NOTARY PUBLIC

My Commission Expires:
May 13, 1990

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, Kenneth P. Ezell, Jr., a Notary Public for the state and county aforesaid, David Wade, III, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and seal at office this 27th day of February, 1989.

NOTARY PUBLIC

KENNETH P. EZELL, JR. NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Commission Expires:

MY COMMISSION EXPIRES JULY 13, 1991

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, Kenneth P. Ezell, Jr., a Notary Public in and for said County and State, David Wade, III, 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 attorney-in-fact for Barbara K. Wade, the co-maker, and is authorized by the co-maker to execute this instrument on behalf of the co-maker.

WITNESS my hand and seal at office this 27th day of February, 1989.

NOTARY PUBLIC

KENNETH P. EZELL, JR. NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Commission Expires:

MY COMMISSION EXPIRES JULY 13, 1991

Easement

The above described tract is benefited by a **50 foot wide easement for the purpose of ingress and egress** between said tract and Coopertown Road and being more particularly described as follows:

50 Foot Easement for Ingress/Egress

BEGINNING at an iron pin at the intersection of the southerly right-of-way (25 feet form the centerline) of **Coopertown Road** with the westerly boundary line of property owned by Marie Sloan, of record in Deed Book 6842 page 844 in the Register's Office of Davidson County, Tennessee, said pin being westerly approximately 1375 feet along said right-of-way from its intersection with Whites Creek Pike; Thence, leaving said right-of-way with said westerly boundary line, **South 0 degrees 44 minutes 00 seconds West 780.29 feet** to an iron pin at said Sloan's southwest corner; Thence, severing the property of James I. Caldwell, III and David R. Wade, III, of record in Deed Book 7473 page 663 in said Register's Office, as follows: **North 89 degrees 39 minutes 40 seconds West 13.24 feet, South 27 degrees 33 minutes 00 seconds West 543.79 feet** the beginning of a curve concave to the Northwest and having a radius of 308.52 feet; Thence, with said curve, **an arc distance of 209.23 feet** through a central angle of 38 degrees 51 minutes 20 seconds to the point of tangency, **South 66 degrees 24 minutes 20 seconds West 110.59 feet** to the beginning of a curve concave to the Southeast and having a radius of 176.45 feet; Thence, with said curve, **an arc distance of 114.13 feet** through a central angle of 37 degrees 03 minutes 40 seconds to the beginning of a turn-in curve to a cul-de-sac concave to the East and having a radius of 50.00 feet; Thence, with said turn-in curve, **an arc distance of 36.14 feet** through a central angle of 41 degrees 24 minutes 40 seconds to the beginning of cul-de-sac turn around curve concave to the North and having a radius of 50.00 feet; Thence, with said turn around curve, **an arc distance of 229.35 feet** to the beginning of a turn-in curve leaving said cul-de-sac concave to the Northwest and having a radius of 50.00 feet; Thence, with said turn-in curve, **an arc distance of 36.14 feet** through a central angle of 41 degrees 24 minutes 40 seconds to the beginning of a curve concave to the Southeast and having a radius of 226.45 feet; Thence, with said curve, **an arc distance of 146.48 feet** through a central angle of 37 degrees 03 minutes 40 seconds to the point of tangency, **North 66 degrees 24 minutes 20 seconds East 110.59 feet** to the beginning of a curve concave to the Northwest and having a radius of 258.52 feet; Thence, with said curve, **an arc distance of 175.32 feet** through a central angle of 38 degrees 51 minutes 20 seconds to the point of tangency, **North 27 degrees 33 minutes 00 seconds East 382.81 feet** to the beginning of a curve concave to the West and having a radius of 748.48 feet; Thence, continuing to sever said Caldwell and Wade property with said curve and continuing with the easterly boundary line of property owned by Donald Dickerson, of record in Deed Book 7271 page 681 in said Register's Office, **an arc distance of 350.30 feet** through a central angle of 26 degrees 49 minutes 00 seconds to an iron pin at the point of tangency; Thence, with the easterly boundary line of Hargrove Subdivision, of record in Plat Book 6050 page 317 in said Register's Office, **North 0 degrees 44 minutes 00 seconds East 572.24 feet** to a concrete monument in said southerly right-of-way of Coopertown Road; Thence, with said right-of-way, **South 79 degrees 44 minutes 00 seconds East 50.70 feet** to the **BEGINNING.**

MEMO:
Legibility of writing on this
Document Unsatisfactory When Received

Liens and Encumbrances

1. Real Property Taxes for the year 1989, a lien, but not yet due and payable.

2. Restrictive Covenants and Maintenance Agreement for Cougar Cove Homeowners Association of record in Book 7622, page 352, Register's Office for Davidson County, Tennessee.

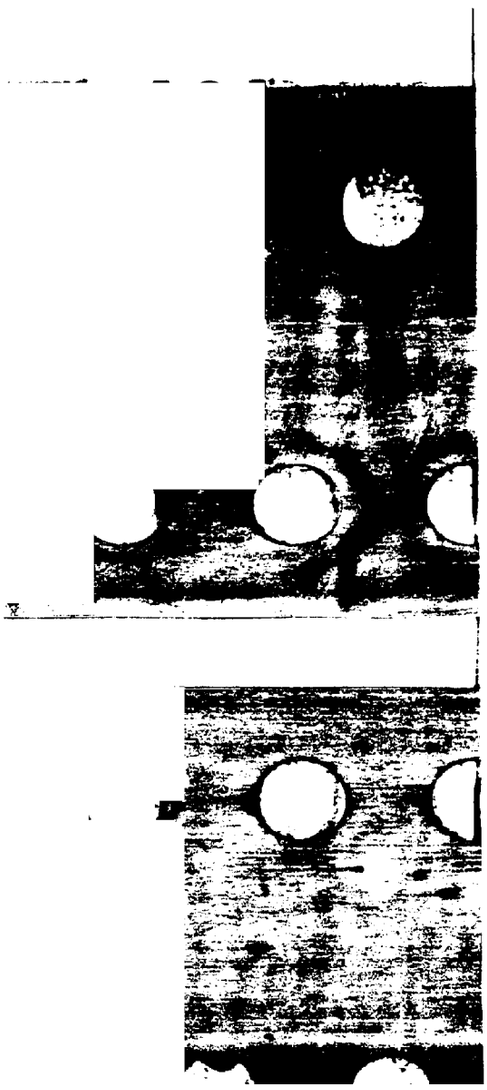
3. Right of way Easement granted to the Hope Natural Gas Company of record in Book 1181, page 462, Register's Office for Davidson County, Tennessee.

12741

IDENTIFICATION

MAR 1 3 27 PM '89

1434 03/01 0101 03CHECK 101.00



OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7783 PAGE 309

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	25000.00
CON TX	82.50
PRFEE	0.50
MOPED	18.00
TOTAL	101.00
CHECK	101.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

03/01/89 01 15:29 0001 1434

127.41

IDENTIFICATION REFERENCE

MAR 1 3 27 PM '89

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 186023