THIS INSTRUMENT WAS PREPARED BY:
M. NORRIS JENKINS, ATTORNEY AT LAW
Suite 230 - 392 Harding Place, Nashville, TN 37211

WARRANTY DEED

Address of New Owner(s):	Send Tax Bills To:	Map/Parcel Numbers:
Robert J. Miller 5844 CLARKSVILLE, PIKE JOELTON, TN. 37080	Same	Map 29 Parcel 256

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged;

I, Virginia Young, unmarried,

hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto
Robert J. Miller

hereinafter called the Grantee(s), their heirs and assigns, a certain tract or parcel of land in DAVIDSON County, State of Tennessee, described as follows, to-wit:

Property described according to a survey by W. S. Cooper, Surveyor, dated September 7, 1968, as follows:

Beginning at an iron pin in the easterly margin of Clarksville Highway, being U.S. 41-A, said beginning point being 432.25 feet S 19 deg. 38' E as measured along the easterly margin of Clarksville Highway from the SW corner of property owned by Greenville Methodist Church, and being the NW corner of the 20 acre tract conveyed to Hugh S. Williams and wife, Fannie Frantz Williams, in deed of record in Deed Bok 1557, page 31, Register's Office for Davidson County, Tennessee, thence N 64 deg. 12' E 88.90 feet to an iron pin; thence S 52 deg 12' E 187.58 feet to an iron pin; thence S 48 deg. 50' W 190.90 feet to an iron pin in the easterly margin of Clarksville Highway; N 34 deg. 47' W 65.88 feet, N 28 deg. 16' W 115.50 feet, N 19 deg. 38' W 32.0 feet to the point of beginning, containing .64 acre, more or less.

Being the same property conveyed to Virginia Young by quitclaim deed from Danny Young, Trustee, of record in Book 7802 page 466 Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as Clarksville Highway, Joelton

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 assigns, to warrant and defend title 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 my hand this 27TH day of March, 1989.

Virginia Young
VIRGINIA YOUNG

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Virginia Young, the within named bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 27TH day of MARCH, 1989.

My Commission Expires:
4-20-92

NOTARY PUBLIC

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value whichever is greater, for this transfer is $75,000.00.

Robert L. Bibb
AFFIANT

Subscribed and sworn to before me this 28TH day of MARCH, 1989.

My Commission Expires:
1-25-93

NOTARY PUBLIC

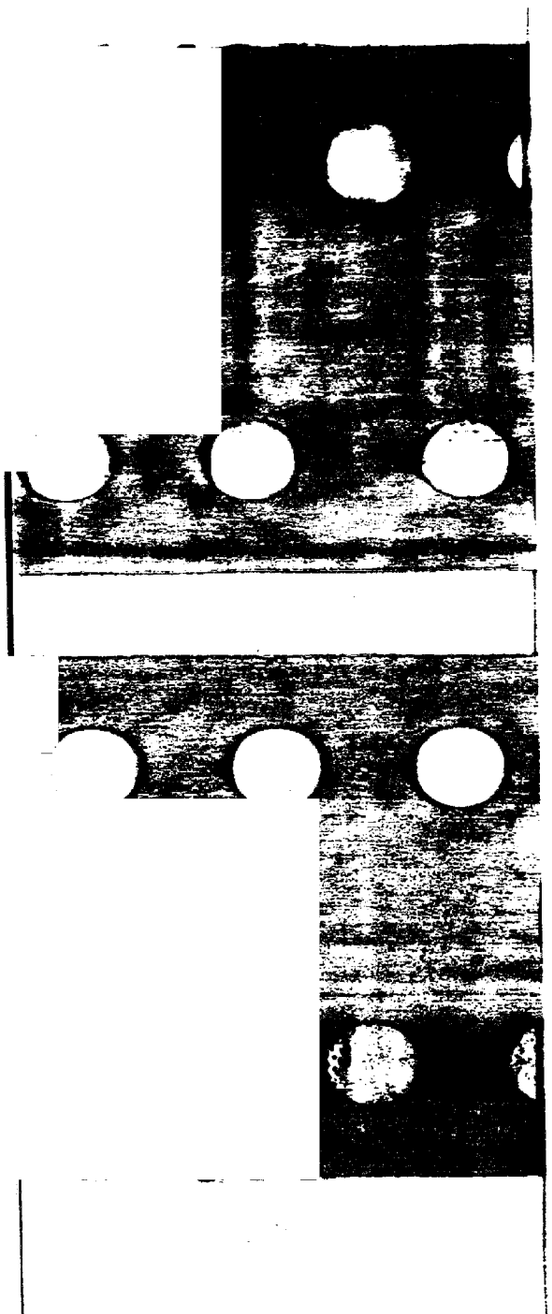
19823

IDENTIFICATION

MAR 28 12 28 PM '89

RUSH

9748 03/28 0101 03CHECK 254.00



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

RECEIVED OF _____

FOR _____

BOOK 7802 PAGE 470

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 75000.00
CON TX 247.50
PRFEE 0.50
MDEED 6.00
TOTAL 254.00
CHECK 254.00

03/28/89 01 12:29 0001 9748

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

19823

IDENTIFICATION

MAR 28 12 28 PM '89

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

No. 194230