 File in Box # 4

FORM NO. WD-1

#89-4-7

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 131,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th DAY OF April, 19 89.

Notary Public

MY COMMISSION EXPIRES: November 10, 1991

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Peter Weiss, Attorney, 1 Church St. Bldg. Suite 500, Nashville, Tennessee 37201
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO: MORTGAGEE	MAP-PARCEL NUMBERS
Michael H. Miller (NAME)	SunTrust Mortgage, Inc. (NAME)	Map 129-1
6556 Jocelyn Hollow Road (STREET ADDRESS OR ROUTE NUMBER)	P. O. Box 105277 (STREET ADDRESS)	Parcel 31
Nashville, TN 37205 (CITY) (STATE) (P. O. ZIP)	Atlanta, GA 30348-5277 (CITY) (STATE) (ZIP)	FB# 8DZ-71510

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, William W. Tipton and wife, Julie G. Tipton

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Michael H. Miller and wife, Cynthia Safdie, as tenants by the entirety

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. 754 on the Plan of West Meade Farms, Inc., Section VIII, of record in Book 2331, Pages 14 and 15, Register's Office for Davidson County, Tennessee.

Said Lot 754 fronts 144 feet on the northerly margin of Jocelyn Hollow Road and extends back 437 feet on the easterly line and 470.1 feet on the westerly line to a broken line in the rear measuring 136.9 feet thereon.

BEING the same property conveyed to William W. Tipton and wife, Julie G. Tipton, by Deed from Jack E. Lounsbery and wife, Evelyn A. Lounsbery, of record in Book 6086, Page 841, Register's Office for Davidson County, Tennessee.

This conveyance is subject to restrictive covenants of record in Book 2340, Page 509, and Book 2341, Page 222, said Register's Office; easements and setback lines as set forth on the above plan of record; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

THIS instrument is being executed in behalf of William W. Tipton and wife, Julie G. Tipton pursuant to a "Power of Attorney" executed by same on the 10th day of April, 1989, and being filed for record simultaneously herewith.

This is unimproved ( ) improved (XX) property, known as 6556 Jocelyn Hollow Road, Nashville, TN 37205
(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 their hand s this 18th day of April, 19 89

William W. Tipton — Julie G. Tipton

William W. Tipton by Daniel Furth — Julie G. Tipton by Daniel Furth

BY: Daniel Furth, Attorney-in-Fact — BY: Daniel Furth, Attorney-in-Fact

STATE OF TENNESSEE
Davidson County

BOOK 7821 PAGE 633

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

_____

_____

the bargainor___, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that _____ executed the within instrument for the purposes therein contained.

Witness my hand and official seal at _____, Tennessee, this _____ day of _____, 19___.

_____ Notary Public

Commission Expires_____

STATE OF TENNESSEE
Davidson County

Before me, _____ a Notary Public in and for 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 himself to be the _____ _____ of the _____ a corporation, and that he as such _____, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as _____.

Witness my hand and official seal at _____, _____, this _____ day of _____, 19___.

_____ Notary Public

Commission Expires_____

WARRANTY DEED

FROM
William W. Tipton and wife, Julie G. Tipton

TO
Michael H. Miller and wife, Cynthia Safdie

26637

780** 04/20 01[illegible] RECHE[illegible] 438.80

APR 20 3 33 PM '89

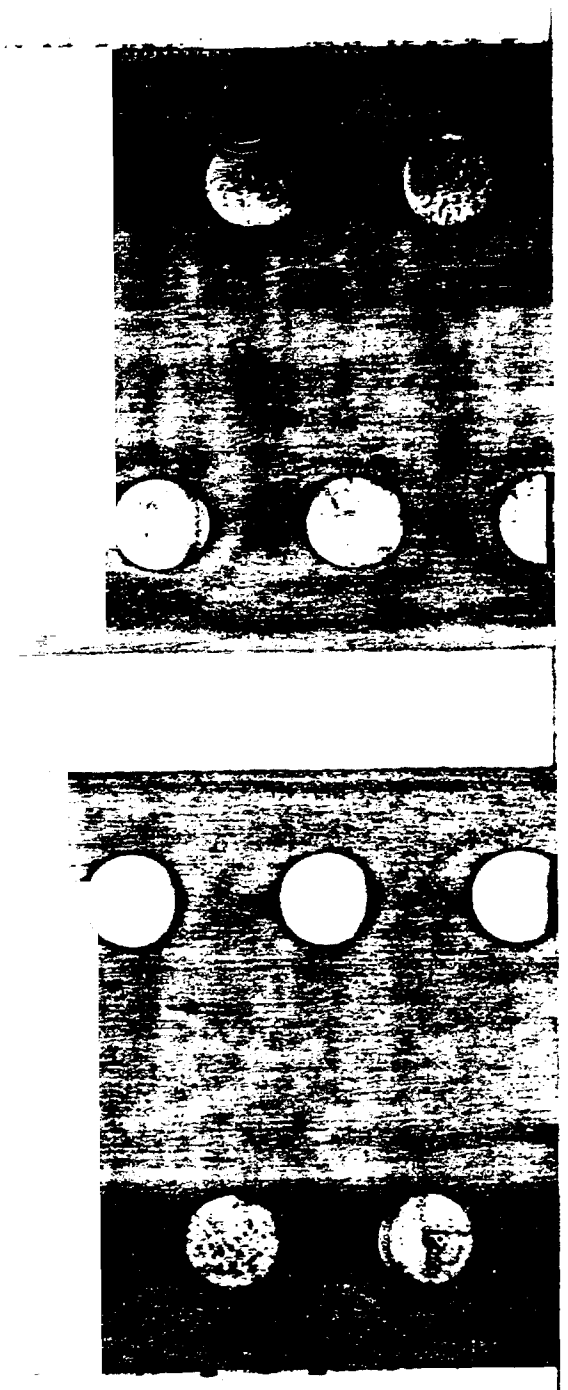
FOLEY & WEISS
ATTORNEYS AT LAW
SUITE 500
ONE CHURCH STREET BUILDING
NASHVILLE, TENNESSEE 37201

STATE OF TENNESSEE, Davidson County ss:

On this 18th day of April, 1989, before me personally appeared Daniel Furth, to me known to be the person (or proved to me on the basis of satisfactory evidence) and who executed the foregoing instrument in behalf of William W. Tipton and wife, Julie G. Tipton, and acknowledged that he executed the same as the free act and deed of the said William W. Tipton and wife, Julie G. Tipton.

My Commission Expires: 11/10/91

_____
Notary Public



OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7821 PAGE 634

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 131000.00
CON TX 432.30
PRFEE 0.50
MDEED 6.00
TOTAL 438.80
CHECK 438.80

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

04/20/89 01 15:34 0001 7809

26637

IDENTIFICATION REFERENCE

APR 20 3 33 PM '89

FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY

No. 202177