WARRANTY DEED

BOOK 7881 PAGE 959

This instrument was prepared by:
SCHULMAN, LeROY & BENNETT, P.C.
P. O. Box 2707
Nashville, Tennessee 37219

ADDRESS OF NEW OWNER(S):	SEND TAX BILLS TO:	MAP-PARCEL NO:
Andrew W. Miller	Same	117-9C-50
210 Burlington Place		117-9C-59
Nashville, TN 37215		

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $579,800.00.

Affiant

Subscribed and sworn to before me this 5th day of July 1989.

Notary Public

My Commission Expires:
November 21, 1992

2432 07/06 0101 03CHECK 1923.34

For and in consideration of the sum of Ten Dollars ($10.00) cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, we JOHN C. JONES and wife, JUDITH MOORE JONES, hereinafter referred to as Grantors, have bargained and sold, and by these presents do transfer and convey unto ANDREW W. MILLER, a single person, hereinafter referred to as Grantee, his heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

TRACT 1: Land in Davidson County, Tennessee, being Lot No. 59 on the Plan of Burlington Subdivision, a Planned Unit Development, of record in Book 5200, Page 403, 404, 405 and 406, said Register's Office, as amended in Book 5800, Page 185, said Register's Office.

Beginning at a monument in the westerly margin of Burlington Place which monument in the southeastern corner of Lot No. 50, thence with the south line of said Lot 50 south 87° 00' 00" West 79.61' to a point, thence North 63° 00' 00" West with the south lines of Lots 50, 49 and 48, respectively 180.04' to a point thence south 02° 00' 00" west 211.28' to a point, thence south 88° 00' 00" East 37.15' to a point, thence south 27° 33' 05" East 30.00' to a point, thence north 62° 26' 55" East 32.00' to a point, thence south 27° 33' 05" East 54.12' to a point, thence south 82° 17' 21" East 79.70' to a point in the westerly margin of Burlington Place, thence with the said westerly margin of Burlington Place to the point of beginning.

Being the same property conveyed to John C. Jones and wife, Judith Moore Jones by deed from Creason Clayton Construction Company, Inc. and Four-O-One Financial Corp., a Joint Venture, of record in Book 6145, Page 32, Register's Office for Davidson County, Tennessee.

TRACT 2: Land in Davidson County, Tennessee, being Lot No. 50 on the Plan of Burlington Subdivision, a Planned Unit Development of record in Book 5200, page 403, 404, 405 and 406, said Register's Office, as amended in Book 5800, page 185, said Register's Office.

Beginning at a monument in the westerly margin of Burlington Place, which monument marks the Northeastern corner of Lot No. 59, thence with the westerly margin of Burlington Place, in a curve with a chord bearing it North 35 degrees 36' 57" west and a chord length of 120.00 feet, 123.88' to a point, thence south 27 degrees 00' 00" West 95' to a point in the northern line of Lot No. 59, thence with the northern line of Lot 59 to the point of beginning, said lot containing 4,400 square feet more or less.

Being the same property conveyed to John C. Jones and wife, Judith Moore Jones by Quitclaim deed form Kymberly Kay Jones of record in Book 7522, page 621, Register's Office for Davidson County, Tennessee.

Subject to an easement to City of Nashville, for Sanitary Sewers of record in Book 3401, page 545, said Register's Office, to maintain construction, operation and repairing; declaration of Covenants, Conditions, and Restrictions including but not limited to assessments, charges and liens, of record in Book 5863, Page 796, said Register's Office, as amended in Book 6046, Page 134 and Book 6194, Page 440, said Register's Office.

A two foot easement retained by Developer along the perimeter boundary line for constructing and maintaining perimeter walls and screening, and an additional three (3) feet for a total of five (5) foot wide easement is retained by Developer along said perimeter boundaries for maintaining said perimeter walls and screening as set out in Plat of record in Book 5200, page 403 through 406, said Register's Office.

A lot owner having an eight (8) foot side or rear yard setback facing a two (2) foot setback on an adjacent lot is hereby granted an easement for the use of the adjacent two (2) foot setback area, which use shall include, but not exclusively open space, patio, and recreation. No operable or transparent windows may be placed in a wall located on a two (2) foot side or rear yard setback facing an adjacent lot, nor shall any legally required window in a habitable space, which windows face a side or rear lot line bordering on an adjacent lot, be placed in a wall closer than eight (8) feet from that side or rear lot line. If a driveway is placed within an eight (8) foot setback area from a lot line, no building wall on the lot may be placed nearer than ten (10) feet from such a lot line, as set out in Plat of record in Book 5200, pages 403 through 406, said Register's Office.

Subject to the Plan of record in Book 5200, pages 403, 404, 405, and 406, said Register's Office, showing an Owner's Certificate, as amended in Book 5800, page 185, said Register's Office, and certain easements and setback lines.

This is improved property, known as 210 and 214 Burlington Place, Nashville, Davidson County, Tennessee.

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, his heirs, successors and assigns forever, and we do covenant with the said Grantee that we are seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, except as above mentioned, and taxes for the year 1989 which the Grantee herein assumes and agrees to pay.

AND we do further covenant and bind ourselves, and our heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, his heirs, successors and assigns, against the lawful claims of all persons whomsoever.

WITNESS our hands this 5th day of July, 1989.

John C. Jones

Judith Moore Jones

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 5th day of July, 1989, before me personally appeared JOHN C. JONES and wife, JUDITH MOORE JONES, to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

Witness my hand and seal, at office in Nashville, Davidson County, Tennessee, this 5th day of July, 1989.

Notary Public

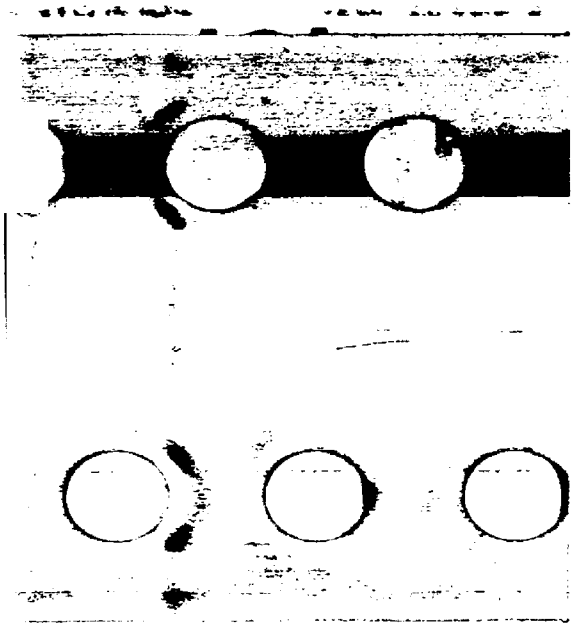
My Commission Expires:
December 21, 1992

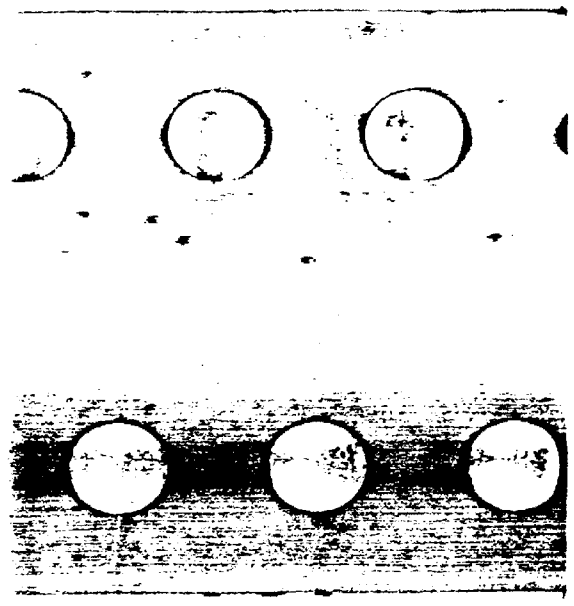
JAG/ts/E0658.137

469544

RECEIVED FOR RECORD
Jul 6 8 37 AM '89
DAVIDSON COUNTY, TENN.

RUSH





OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7881 PAGE 962

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	
				579800.00
			CON TX	1913.34
			PRFEE	1.00
			WDEED	9.00
			TOTAL	1923.34
			CHECK	1923.34

07/06/89 01 08:39 0001 2432

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

46954

IDENTIFICATION

Jul 6 8 37 AM '89

FELIX Z WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 226149