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PREPARED BY (AND RETURN TO):
WILKINS & IVEY, Attorneys
2405 Crestmoor Road,
P.O. Box 15015
Nashville, Tennessee 37215-0157
Dav. Co. File: Box 8:
W & I Ref. (jcb) (Title No: 29965)

State of Tennessee
County of Davidson
The actual consideration or value, whichever is greater, for this transfer is: $ 82000.00

Affiant

Sworn and subscribed before me this 31st day of January, 1990.

Notary Public

My Comm. Expires: 9/26/92

ADDRESS NEW OWNER:	MORTGAGEE:	MAP-PARCEL NUMBERS
Tim L. Rouillier	SunTrust Mortgage, Inc.	142-14-162
825 Beech Bend Drive	P.O. Box 4333	9D-61336
Nashville, TN 37221	Atlanta, GA 30302	

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Bradford T. Miller and spouse, Gina M. Miller,** hereinafter called the **Grantor,** has bargained and sold, and by these presents does hereby transfer and convey unto **Tim L. Rouillier and spouse, Peggy J. Rouillier,** hereinafter called the **Grantee,** Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

LAND in Davidson County, Tennessee, being Lot No. 674 on the plan of Harpeth Woods Section Three, of record in Book 5200, page 270, Register's Office for said County.

SAID Lot No. 674 fronts 76.0 feet on the easterly margin of Beech Bend Drive and extends back between parallel lines 200.00 feet to a dead line.

BEING the same property conveyed to Bradford T. Miller and wife, Gina M. Miller by deed from Fox Ridge Company of record in Book 6372, page 998, Register's Office for Davidson County, Tennessee.

The property herein conveyed is subject to restrictive covenants of record in Book 5867 Page 193 and Book 5882, page 261 said Register's Office, and to the matters set forth in the referenced Plan of record.

00862

IDENTIF. TREFERENCE

FEB 1 12 40 PM '90

FELIX Z. WILSON REGISTER
DAVIDSON COUNTY TN.

9361 02/01 0101 03CHECK 277.60

This is improved property, known as: 825 Beech Bend Drive, Nashville, TN 37221

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 31st day of January, 1990.

Bradford T. Miller

Gina M. Miller

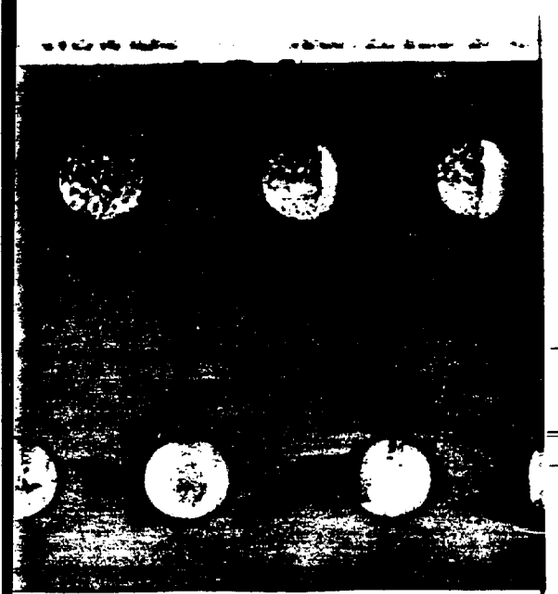
State of Tennessee
County of Davidson

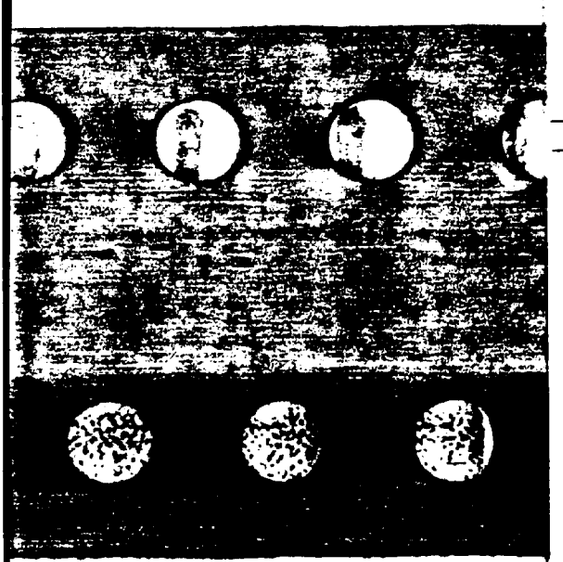
On this 31st day of January, 1990, before me the undersigned authority, personally appeared Bradford T. Miller and Gina M. Miller, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

My Commission Expires: 9/26/92

Notary Public

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE





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

RECEIVED OF _____

FOR _____

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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 82000.00
CON TX 270.60
PRFEE 1.00
WDEED 6.00
TOTAL 277.60
CHECK 277.60

02/01/90 01 12:37 0001 9361

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

00862

IDENTIF. REFERENCE

FEB 1 12 40 PM '90

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY TN.

No. 289401