FILE BOX 45

BOOK 8045 PAGE 410

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $46,341.83

Randy H. Miller
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2nd DAY OF February 1990

Patricia Brooks
Notary Public

MY COMMISSION EXPIRES: 4/30/93
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
RICHARD A. NORTHCUTT - 25 CENTURY BLVD., SUITE 202 - NASHVILLE, TN 37214

NAME	ADDRESS	
ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
Randy H. Miller (NAME)	Troy & Nichols, Inc. (NAME)	MAP 173-1
303 Cedarcreek Drive (STREET ADDRESS OR ROUTE NUMBER)	P. O. Box 4025 (STREET ADDRESS)	PARCEL 196
Antioch, TN 37013 (CITY) (STATE) (P.O. ZIP)	Monroe, LA 71211-4025 (CITY) (STATE) (ZIP)	05DU42578

FOR AND 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, Martin J. Simpson and wife, Melody K. Simpson

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Randy H. Miller and wife, Sherry L. Miller

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.

BEING Lot No. 22A, on the plan of Zone Lot Division, Lots Nos. 21 and 22, Monte Carlo, Section 4, of record in Plat Book 5200, Page 779, amending Plat Book 5800, page 242, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

BEING the same property conveyed to Martin J. Simpson and wife, Melody K. Simpson by deed from M. Van Stanley, Jr. and wife, Mary S. Stanley, of record in Book 7563, Page 322, Register's Office for said County.

This conveyance is subject to Restrictive Covenants of record in Book 6253, Page 882, Register's Office for said County.

This conveyance is subject to a Deed of Trust executed by Martin J. Simpson and wife, Melody K. Simpson, to Tommie J. Ferguson, Trustee, for Troy & Nichols, Inc., dated May 31, 1988, and filed for record in Book 7563, Page 325, Register's Office for said County, with an unpaid principal amount of approximately $ 43,841.83, which the grantees herein hereby assume and agree to pay. The escrow account if any is hereby transferred to the grantees.

This is ( ) unimproved (XX) improved property, known as 303 Cedarcreek Drive, Antioch, TN 37013
(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 heir 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 covey 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 our hand s this 2nd day of February, 1990

X Melody K. Simpson
Melody K. Simpson

X Martin J. Simpson
Martin J. Simpson

BOOK 8045 PAGE 411

STATE OF MISSOURI
COUNTY OF ST. LOUIS

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Martin J. Simpson and wife, Melody K. Simpson

the bargainor s, with whom I am personally acquainted/and who acknowledged that they (or proved to me on the basis of satisfactory evidence) executed the within instrument for the purposes therein contained. Witness my hand and official seal at ST. LOUIS, MO, this 2nd day of February, 19 90

Commission expires: BETTY A. ROTH, NOTARY PUBLIC
ST. LOUIS COUNTY, STATE OF MISSOURI
MY COMMISSION EXPIRES 1/18/91

Betty A. Roth
Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____, with whom I am personally acquainted/and who upon his oath / himself (or proved to me on the basis of satisfactory evidence) upon (their several oaths) acknowledged (themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that (he) as such _____ (they) and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____

Witness my hand and official seal at office at _____ on this the _____ day of _____ 19_____

My commission expires _____

_____
Notary Public

2761 02/14 0101 03CHECK 159.79

WARRANTY DEED

FROM
Martin J. Simpson
Melody K. Simpson

TO
Randy H. Miller
Sherry L. Miller

RETURN TO:
METROPOLITAN ESCROW, INC.
25 Century Blvd., Suite 202
Nashville, TN 37214

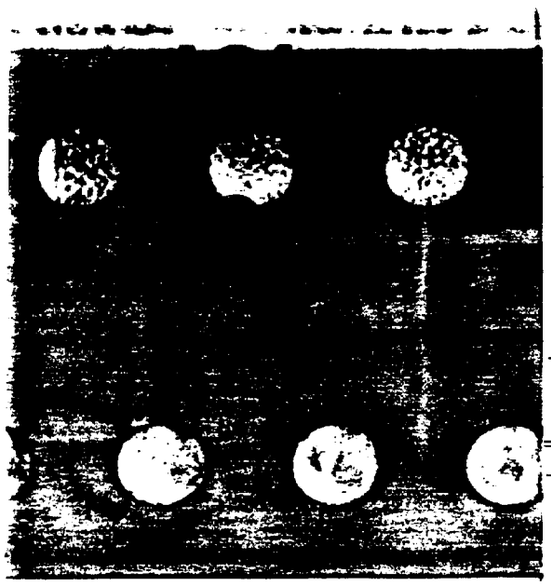
RICHARD A. NORTHCUTT
ATTORNEY-AT-LAW
25 Century Blvd., Suite 202
Nashville, TN 37214

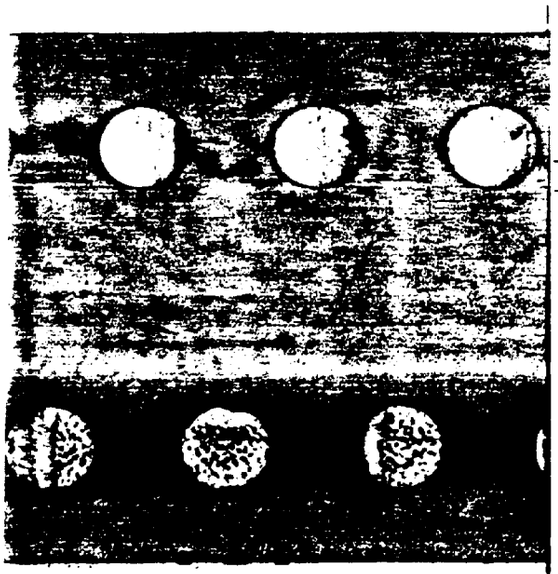
03768

IDENTIF. REFERENCE

FEB 14 9 28 AM '90

DAVIDSON COUNTY TN.





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 8045 PAGE 412

CO - CONVEYANCE
MO - MORTGAGE
WD - WARRANTY DEED
TD - TRUST DEED

CC - CERTIFIED COPY
REL - RELEASE
UCC - UNIFORM COMMERCIAL CODE

MISC - MISCELLANEOUS
CO TX - STATE TAX CONVEY
MO TX - STATE TAX MORT
PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
				CAMT 46341.83
				CON TX 152.79
				PRFEE 1.00
				MDEED 6.00
				TOTAL 159.79
				CHECK 159.79
			02/14/90 01	09:26 0001 2761

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

03768

IDENTIF. REFERENCE

FEB 14 9 28 AM '90

DAVIDSON COUNTY TN.

No. 292760