PREPARED BY (AND RETURN TO):
WILKINS & IVEY, Attorneys
2405 Crestmoor Road; P.O. Box 150157
Nashville, Tennessee 37215-0157

Dav. Co. File: Box 8:
W & I Ref.. (nb) (Title No:.30292)

PERCY WILKINS, JR. NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

State of Tennessee
County of Davidson
The actual consideration or value, whichever is greater, for this transfer is: $177,000.00.

Michael Miller
Affiant

Sworn and subscribed before me this 16th day of July, 1990.

Notary Public

My Comm. Expires: 9/26/92

ADDRESS NEW OWNER:
Michael Miller
4515 Price Circle Road
Nashville, TN 37205

MORTGAGEE:
Sovran Mortgage Corp.
1512 Willow Lawn Dr.
Richmond, VA 23230-3479

MAP-PARCEL NUMBERS
103-10-068
8DA-60955

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 **John F. Bruns and spouse, Christine C. Bruns** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Michael Miller and spouse Emily G. Miller,** 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. 5 on the plan of Hillwood Estates, Section One, of record in Book 1835, page 117, Register's Office for said County.

SAID Lot No. 5 fronts 144.45 feet on the easterly margin of Price Circle Road and extends back 406.5 feet on the northerly line and 491.2 feet on the southerly line to a dead line in the rear, measuring 144 feet thereon.

BEING the same property conveyed to John F. Bruns and wife, Christine C. Bruns by deed from Ronald R. Socha, unmarried, of record in Book 7072, page 779, Register's Office for Davidson County, Tennessee.

The property herein conveyed is subject to the matters set forth in the above referenced plan of record.

0800 07/17 0101 03CHECK 591.10
JUL 17 12 39 PM '90
4 2 U 4 6

This is improved property, known as: 4515 Price Circle Road, Nashville, TN 37205.

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 11 day of July, 1990.

John F. Bruns
State of Illinois
County of DeKalb

Christine C. Bruns

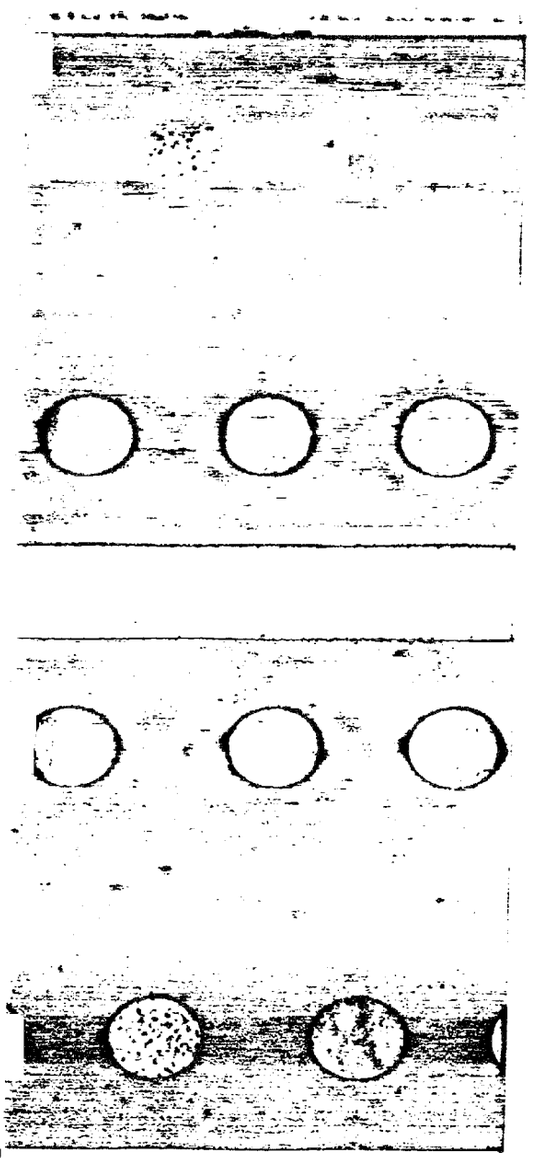
On this 11 day of July, 1990, before me the undersigned authority, personally appeared John F. Bruns and Christine C. Bruns, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

"OFFICIAL SEAL
Kathleen A. Worrall
Notary Public, State of Illinois
My Commission Expires 11/30/91

Kathleen A. Worrall
Notary Public

My Commission Expires: 11/30/91 affix seal

W & I 12.88



OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 8154 PAGE 536

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
177000.00
CON TX 584.10
PRFEE 1.00
WDEED 6.00
TOTAL 591.10
CHECK 591.10
~~07/17/90~~ 01 12:40 0001 0800

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

42046

IDENTIFICATION REFERENCE

JUL 17 12 39 PM '90

FELIX Z. WILSON, II
DAVIDSON COUNTY, TN

No. 337633