This Instrument Prepared By:
HAROLD REEVES, ATTORNEY P.C.
640 Spence Lane, Suite 218
Nashville, TN 37217
(615) 361-6679

BOOK 8432 PAGE 110

ADDRESS NEW OWNER:
Harold C. Miller and Sandra K. Miller
305 Starboard Court
Nashville, Tennessee 37217

SEND TAX BILL:
To Mortgagee

MORTGAGEE:
Countrywide Funding Corporation
155 N. Lake Avenue, P.O. Box 7137
Pasadena, CA 91109-7137

MAP AND PARCEL:
MAP 136-140
PARCEL 182
02DX01446

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, Clarence R. Payne, Jr. and wife, Gail A. Payne, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Harold C. Miller and wife, Sandra K. Miller, 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:

BEING Lot No. 211, Resubdivision of Harbor Gate, Section Two, Lots 147, 160-162, 199, 211 and Reserved Parcels 168, 182, 184 and Part of 118 and R.O.W. Starboard Court and Starboard Drive, of record in Book 6200, Page 283, Register's Office, Davidson County, Tennessee.

Being the same property conveyed to Clarence R. Payne, Jr. and wife, Gail A. Payne, by deed from Fox Ridge Company, a limited partnership of record in Book 6966, Page 401, Register's Office for Davidson County, Tennessee.

This is the same description as in previous deed of record.

This conveyance is subject to restrictions of record in Book 6366, Page 494, said Register's Office.

This conveyance is subject to minimum building setback line and easements of record in Book 6200, Page 283, said Register's Office.

This is improved property known as 305 Starboard Court, Nashville, TN 37217.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Harold C. Miller and wife, Sandra K. Miller, their heirs and assigns, forever; and we, Clarence R. Payne, Jr. and wife, Gail A. Payne 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 shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this the 28th day of August, 1991. BOOK 8432 PAGE 111

Clarence R. Payne, Jr.

Gail A. Payne, By: Clarence R. Payne, Jr., Attorney-in-Fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

8460 08/30 0101 03CHECK 439.53

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Clarence R. Payne, Jr. the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within Warranty Deed for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this the 28th day of August, 1991.

NOTARY PUBLIC

My Commission Expires: 5-22-93

STATE OF TENNESSEE)
COUNTY OF Davidson)

The actual value or consideration, whichever is greater, for this transfer is $ 116,900.00.

AFFIANT

Subscribed and sworn to before me this 28th day of August, 1991.

NOTARY PUBLIC
My Commission Expires: 5-22-93

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Clarence R. Payne, Jr., Attorney-in-Fact for Gail A. Payne with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Attorney-in-Fact of the maker, or a constituent of the maker, and is authorized by the maker, or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker. Witness my hand, at office, this 28th day of August, 1991.

Notary Public

My Commission Expires: 5.22.93

43294

TENNTIF REFERENCE

AUG 30 11 09 AM '91

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

RECEIVED OF _____

FOR _____

BOOK 8432 PAGE 112

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
116900.00
CON TX 432.53
PRFEE 1.00
WDEED 6.00
TOTAL 439.53
CHECK 439.53
08/30/91 01 11:13 0001 8460

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

43294

IDENTIFICATION REFERENCE

AUG 30 11 09 AM '91

No. 454937