THIS INSTRUMENT PREPARED BY:
Joseph B. Pitt, Jr., Attorney
315 Deaderick Street
Suite 105
00265321
BOX 35

WARRANTY DEED

BOOK 8530 PAGE 348

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Michael James Miller (NAME)	First American National Bank (NAME)	MAP 160-3
5308 Anchorage Drive (STREET ADDRESS OR ROUTE NUMBER)	P.O. Box 241954 (STREET ADDRESS)	PARCEL 94
Nashville, TN 37220 (CITY) (STATE) (ZIP)	Memphis, TN 38124-1954 (CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100----------
----------$10.00---------- *Dollars,*

Cash in hand paid by Michael James Miller and wife, Judith Marie Miller and other good and valuable considerations accepted as cash, the receipt and sufficiency of which are hereby acknowledged,

J.H.H. K.E.H.

James H. Hays and ~~wife~~, Karen E. Hays, both single

have this day bargained and sold, and do hereby transfer and convey unto the said Michael James Miller and wife, Judith Marie Miller

the Grantees herein, their (successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being Lot No. 219 on the Plan of Haileywood Estates, Section 8-A, of record in Book 2854, page 82, Register's Office, Davidson County, Tennessee, to which plan reference is here made for a more complete legal description.

Being the same property conveyed to James H. Hays and wife, Karen E. Hays by deed from Michael E. Tant and wife, Dianne M. Tant of record in Book 6859, page 863, Register's Office of Davidson County, Tennessee.

7.7.347

TENNESSEE REGISTER

JAN 16 3 35 PM '92

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 125,000.00

Subscribed and sworn to before me this the 15th *day of* January *19* 92

My commission expires: 1-25-93 *(Affix Seal)*

Affiant Michael James Miller

Notary Public Cynthia Ann Wall

unimproved ( )
This is improved ( ) property, known as 5308 Anchorage Drive, Nashville, TN 37220
(House Number) (Street) P.O. Address: (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantees their (successors), heirs and assigns forever we covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their (successors), heirs and assigns, against the lawful claims of all persons.

Whenever 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 hands this 15th *day of* January *19* 92, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

James H. Hays
James H. Hays

Karen E. Hays
Karen E. Hays

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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Personally appeared before me the undersigned, *a Notary Public in and for said County and State* James H. Hays and Karen E. Hays

the within named bargainor S, *with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that* they *executed the within instrument for the purposes therein contained*

Witness my hand and official seal at Nashville, Tennessee, *this* 15th *day of* January, *19* 92.

Notary Public

Commission expires 1/23/93

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, _____, *a Notary Public of the State and County aforesaid, personally appeared* _____, *with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged* _____ *self to be* _____ *of the* _____, *the within named bargainor, a corporation, and that* _____ *he as such* _____ *being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by* _____ *self as* _____.

Witness my hand and seal, at office in _____, *this* _____ *day of* _____, *19*____.

Notary Public

Commission expires _____

7604 01/16 0101 03CHECK 469.50

WARRANTY DEED

FROM

TO

Compliments of
Chicago Title Insurance Company
First Floor — First American Center
Phone 255-4631
NASHVILLE, TENNESSEE 37238

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 125000.00
				CON TX 462.50
				PRFEE 1.00
				WDEED 6.00
				TOTAL 469.50
				CHECK 469.50
01/16/92	01			15:34 0001 7604

RECEIPT IS NOT VOID UNTIL CHECK IS PAID BY BANK

7.7.3 4.7.

IDENTIF REFERENC

JAN 16 3 35 PM '92

No. 494005