Box 58

BOOK 8531 PAGE 426

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 86,647.77

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th DAY OF January 19 92

Notary Public

MY COMMISSION EXPIRES: 1/27/95
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
K. Thomas Sidwell, 315 Deaderick Street, Suite 1100, Nashville, TN 37238

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Dan R. Miller	Sovran Mortgage Corporation	MAP 172-8-A
(NAME)	(NAME)	
1704 Hunters Branch Road	1512 Willow Lawn Drive	PARCEL 145
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	Richmond, Virginia 23230	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, Terry L. Fishburn and wife, Jill O. Fishburn

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Dan R. Miller and wife, JoAnn 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:

Land in Davidson County, Tennessee, being Lot No. 145 on the Plan of Hunters Branch, Section I, as of record in Book 6250, page 513, Register's Office for Davidson County, Tennessee.

Said Lot No. 145 fronts 188.47 feet along the northerly and westerly margin of Hunters Branch Road and extends back 67.14 feet on the northerly line and 134.95 feet on the easterly line, said boundary lines intersecting at a point in the rear.

Being the same property conveyed to Terry L. Fishburn and wife, Jill O. Fishburn by deed from Philhall Corporation of record in Book 6888, page 778, Register's Office for Davidson County, Tennessee.

The above legal description is the same as used on the prior Deed.

This conveyance is subject to the Grantees assumption of the Grantors Note and Deed of Trust dated June 13, 1986, in the principal amount of $69,600.00, in favor of Commerce Union Bank, n/k/a Sovran Mortgage Corporation, and of record in Book 6888, page 781, Register's Office for Davidson County, TN. The escrow account held by Sovran Mortgage Corp. has been transfered to the Grantees the day of closing. All matters as stated on the above referenced plan; the restrictive covenants of record in Book 6601, page 7, and Book 6632, page 429; said Register's Office. Any and all assessments for Home Owners Associations Dues.

unimproved ( ) This is improved (X) property, known as 1704 Hunters Branch Road, 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 heirs 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 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 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 17th day of January 19 92

Terry L. Fishburn

Jill O. Fishburn

First Data Systems, Inc.
DCTN01W 12/88
1-800-626-5427

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STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned a Notary Public in and for said County and State, the within named Terry L. Fishburn and wife, Jill O. Fishburn

the 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 Brentwood, Tennessee, this 17th day of January 19 92

Commission expires 11/27/93

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, a Notary Public within and for the State and County aforesaid, personally appeared with whom I am personally acquainted and who upon oath(s) acknowledged to be the and respectively of the within named bargainor, and corporation, and that as such 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

7.7.7.3.2

THE WITNESS REFERENCE

JAN 21 8 27 AM '92

WARRANTY DEED

FROM

~~Terry L. Fishburn and wife, Jill O.~~ Fishburn

TO

Dan R. Miller and wife, JoAnn Miller

RETURN TO:

K. Thomas Sidwell
315 Deaderick Street, Suite 1100
Nashville, TN 37238

327-42

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 86647.77
CON TX 320.42
PRFEE 1.00
MDEED 6.00
TOTAL 327.42
CHECK 327.42

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

01/21/92 01 08:27 0001 8025

7.7.7.3.2

IDENTIFICATION REFERENCE

JAN 21 8 27 AM '92

No. 494420