BOOK 8549 PAGE 823

WARRANTY DEED

FROM: Gregory Witters and wife, Mary Witters, Grantors

TO: Nelson Miller and wife, Mary F. Miller, Grantees

This instrument was prepared by:
Jeffrey R. King
Farris, Warfield & Kanaday
Seventeenth Floor
Third National Bank Building
Nashville, Tennessee 37219

Address New Owner(s) as Follows:	Name and Address of the Person or Entity Responsible for the Payment of Real Property Taxes	Map-Parcel Numbers
Nelson Miller Mary F. Miller 3555 Hunting Run Medina, Ohio 44256	Same	64-3C-19C0 Field Book Numbers 04D-93440

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is Ninety Four Thousand Dollars ($94,000).

Nelson Miller
Affiant

SUBSCRIBED AND SWORN TO before me, this the 13 day of February, 1992.

Denise M. Lawrence
Notary Public

My Commission Expires: 3-27-93

FOR AND IN CONSIDERATION OF the sum of Ninety-Four Thousand Dollars ($94,000), the receipt and sufficiency of which are hereby acknowledged, GREGORY WITTERS and wife, MARY WITTERS, Grantors, have bargained and sold, and by these presents do transfer and convey unto the said NELSON MILLER and wife, MARY F. MILLER, Grantees, their heirs, successors, and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

> Being Lot No. 285 on the Plat of Brandywine Pointe Subdivision, Phase One, Section 2, Estate Section, of record in Book 7900, page 165, and as revised in Book 7900, page 172, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description of said lot.

83958

IDENTIFICATION REFERENCE

FEB 13 10 49 AM '92

DAVIDSON COUNTY, TN

Being the same property conveyed to Gregory Witters and Mary Witters by deed of record in Book 8200, page 444, Register's Office for Davidson County, Tennessee.

This is unimproved property, known as Lot 285, Brandywine Pointe Subdivision, Nashville, Tennessee.

This conveyance is expressly made subject to:

1. 1992 Metropolitan Government taxes.

2. Declaration of Covenants, Conditions and Restrictions of Brandywine Pointe Subdivision, Phase One, Section 2, Estate Section, of record in Book 8120, page 188, said Register's Office.

3. All matters as shown on the Plat of Brandywine Pointe Subdivision, Phase One, Section 2, Estate Section, of record in Book 7900, page 165, and as revised in Book 7900, page 172, said Register's Office.

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, successors, and assigns, forever.

And Grantors do covenant with the said Grantees that Grantors are lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered and unrestricted except as to those matters set forth above to which this conveyance is expressly made subject.

And Grantors do further covenant and bind Grantors, their heirs, successors, and assigns, to warrant and forever defend the title to the said land to the said Grantees, their heirs, successors, and assigns against the lawful claims of all persons whomsoever except as to those matters set forth above to which this conveyance is expressly made subject.

Witness our hands this 11th day of February, 1992.

GREGORY WITTERS

MARY WITTERS

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Joyce Garren, a Notary Public of said County and State, GREGORY WITTERS, 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.

Witness my hand, at Office, this 11 day of FEBRUARY, 1992.

Joyce Garren
Notary Public

My Commission Expires: 7-24-93

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Joyce Garren, a Notary Public of said County and State, MARY WITTERS, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at Office, this 11 day of FEBRUARY, 1992.

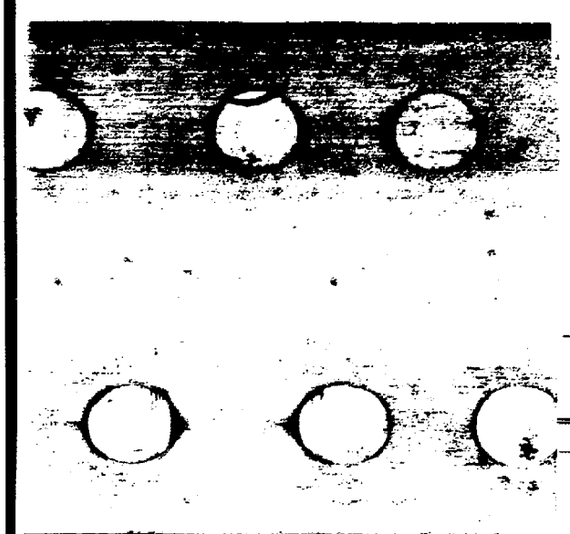
Joyce Garren
Notary Public

My Commission Expires: 7-24-93

0940 02/13 0101 03CHECK 357.80

4651J/02-11-92

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



RECEIVED OF _____

FOR _____

BOOK 8549 PAGE 826

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	94000.00
CON TX	347.80
PRFEE	1.00
WDEED	9.00
TOTAL	357.80
CHECK	357.80

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

02/13/92 01 10:49 0001 0940

8.3.9.5.8.

IDENTIFICATION REFERENCE

FEB 13 10 49 AM '92

FELIX Z. WILSON, II, REGISTER
DAVIDSON COUNTY, TN

No. 501517