THIS INSTRUMENT PREPARED BY:
STEWART & BLACK, ATTORNEYS
Mail: 333 SOUTH GALLATIN ROAD
MADISON, TN 37115

ADDRESS NEW OWNER:

RUSSELL A. MILLER ET AL
212 CHAPEL AVENUE
NASHVILLE, TN 37206

SEND TAX BILLS TO:

CHEMICAL MORTGAGE COMPANY
P.O. BOX 166800
COLUMBUS, OHIO 43216-6680

MAP/PARCEL NUMBER:

MAP 83-6, PARCEL 109

THE ACTUAL CONSIDERATION OR VALUE WHICHEVER IS GREATER, FOR THIS TRANSFER IS $58,139.77, THIS 26TH DAY OF MARCH, 1992.

Russell A Miller
AFFIANT

Subscribed and sworn to me, this the 26th day of March, 1992.

Teresa C. Allen
Notary Public
My commission expires: 05-11-94

NOTARY PUBLIC STATE OF TENNESSEE LARGE

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid and other good and valuable considerations, including a certain indebtedness from MARCK J. POWERS ET UX, SUSANNE W. POWERS, to Atlantic Coast Mortgage Company, as evidenced by a Deed of Trust of record in Book 7497, page 764, said Register's Office, which Deed of Trust was assigned to Chemical Mortgage by Assignment of record in Book 7497, page 770, said Register's Office, the liability for which the Grantees hereby expressly assume and hold Grantors harmless from same, the receipt and sufficiency of which are hereby expressly acknowledged, WE, MARCK J. POWERS ET UX, SUSANNE W. POWERS, hereinafter referred to as GRANTORS, have this day bargained and sold, and do hereby transfer and convey unto the said RUSSELL A. MILLER AND JAMES D. CAREY, as joint tenants with right of survivorship, hereinafter referred to as GRANTEES, THEIR successors, heirs and assigns, certain real estate in DAVIDSON County, Tennessee, being more particularly described in Exhibit "A", which is attached hereto and incorporated herein by reference, together with all right, title and interest of GRANTORS in and to any easements and rights-of-way adjoining or abutting said real estate and any covenants and other rights appurtenant thereto (the "Property").

This conveyance of the "Property", and all covenants and

warranties contained herein, are made expressly subject to the exceptions and other matters set forth in Exhibit "B", which is attached hereto and incorporated herein by reference.

This is improved property known as 212 CHAPEL AVENUE, NASHVILLE, TN 37206.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said 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 except to the extent otherwise set forth in Exhibit "B" hereto.

WE further covenant and bind OURSELVES and OUR heirs and representatives, to warrant and forever defend the title to said GRANTEES, THEIR successors, heirs and assigns, against the lawful claims of all persons.

WITNESS our hands this 26th day of March, 1992.

MARCK J. POWERS

SUSANNE W. POWERS

RUSSELL A. MILLER

JAMES D. CAREY

970311

IDENTIFICATION REFERENCE

MAR 31 9 13 AM '92

DAVIDSON COUNTY, TN

STATE OF TENNESSEE :

COUNTY OF DAVIDSON :

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MARCK J. POWERS ET UX, SUSANNE W. POWERS, the within named bargainor, with whom I am personally acquainted (or who proved TO ME upon satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at MADISON, Tennessee, on this the 26th day of March, 1992.

Denise C. Allen
notary public

My commission expires: 5-11-92

STATE OF TENNESSEE :

COUNTY OF DAVIDSON :

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, RUSSELL A. MILLER, the within named bargainor, with whom I am personally acquainted (or who proved TO ME upon satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at MADISON, Tennessee, on this the 26TH day of MARCH, 1992.

Denise C. Allen
notary public

My commission expires: 5-11-92

STATE OF TENNESSEE :

COUNTY OF DAVIDSON :

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JAMES D. CAREY, the within named bargainor, with whom I am personally acquainted (or who proved TO ME upon satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at MADISON, Tennessee, on this the 26TH day of MARCH, 1992.

Denise C. Allen
notary public

My commission expires: 5-11-92

EXHIBIT 'A'

Land in Davidson County, Tennessee, being Lot No. 53 on the Plan of Beaumont Place, of record in Book 332, page 38, Register's Office for said County.

Said Lot NO. 53 fronts 50 feet on the east side of Chapel Avenue, formerly Hunter Avenue, and runs back between parallel lines 150 feet to an alley.

Being the same property conveyed to Marck J. Powers et ux, Susanne W. Powers, by Warranty Deed from James Rogers Roden and Patricial Elaine Roden, both unmarried, of record in Book 7497, page 761, Register's Office for Davidson County, Tennessee.

EXHIBIT 'B'

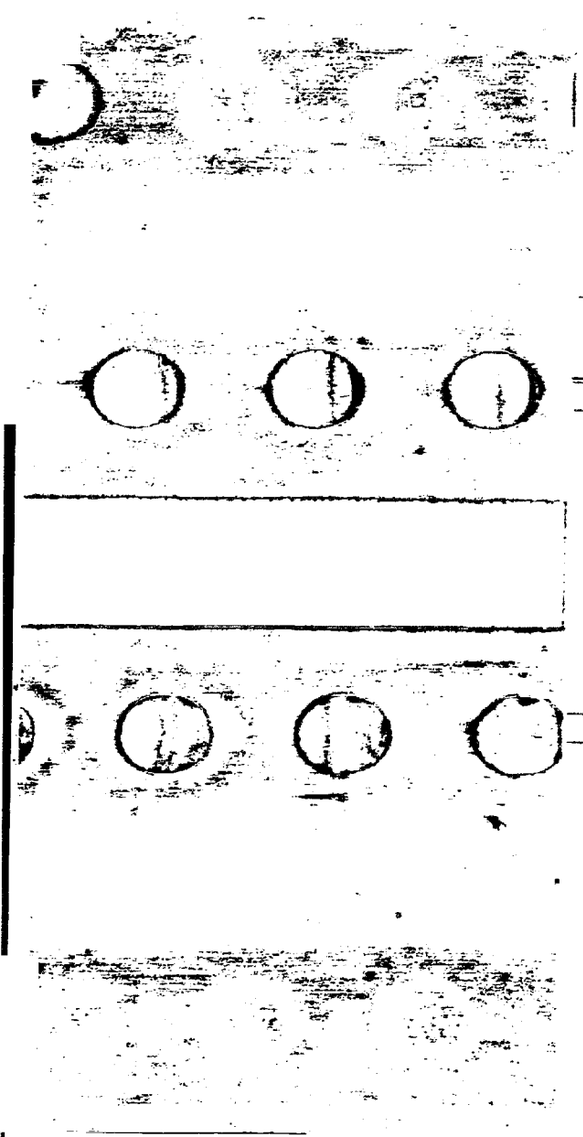
1. Real property taxes for 1992 and all future years.

2. All matters set forth on Plat of record in Book 332, page 38, said Register's Office.

3. Deed of Trust from Marck J. Powers et ux, Susanne W. Powers, to D. Gene Merrill and Frederick E. Brooks, Trustees, of record in Book 7497, page 764, said Register's Office, to secure to Atlantic Coast Mortgage Company the payment of one note dated March, 16, 1988, in the original principal amount of $50,350.00. due and payable as set forth therein. Said Deed of trust was subsequently assigned to Chemical Mortgage Company, by Assignment of Deed of Trust of record in Book 7497, page 770, said Register's Office.

1827 03/31 0101 03CHECK 227.97

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



RECEIVED OF _____

FOR _____

BOOK 8587 PAGE 632

CO - CONVEYANCE
MO - MORTGAGE
WD - WARRANTY DEED
TD - TRUST DEED

CC - CERTIFIED COPY
REL - RELEASE
UCC - UNIFORM COMMERCIAL CODE

MISC - MISCELLANEOUS
CO TX - STATE TAX CONVEY
MO TX - STATE TAX MORT
PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
				CAMT 58139.77
				CON TX 214.97
				PRFEE 1.00
				WDEED 12.00
				TOTAL 227.97
				CHECK 227.97
03/31/92	01			09:13 0001 1827

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

9703 1.

IDENTIFICATION REFERENCE

MAR 31 9 13 AM '92

DAVIDSON COUNTY, TN

No. 516195