BOOK 8629 PAGE 264

FILE BOX 45

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 88,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th DAY OF May, 92

Notary Public

MY COMMISSION EXPIRES: 2/28/93

(AFFIX SEAL)

NOTARY PUBLIC STATE OF TENNESSEE AT LARGE

THIS INSTRUMENT WAS PREPARED BY

RICHARD A. NORTHCUTT - 25 CENTURY BLVD., SUITE 202 - NASHVILLE, TN 37214

NAME ADDRESS

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
Gary D. Miller (NAME)	Security Financial and Mortgage Corporation (NAME)	MAP 96-1
2717 Bluefield Avenue (STREET ADDRESS OR ROUTE NUMBER)	12444 Powerscourt Dr., Suite 140 (STREET ADDRESS)	PARCEL 134
Nashville, TN 37214 (CITY) (STATE) (P.O ZIP)	St. Louis, MO 63131 (CITY) (STATE) (ZIP)	03DZ17050

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, Mildred Templeton Hoover, a widow

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Gary D. Miller and wife, Lori Oakley 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.

BEING Parts of Lots Nos. 45 and 46 on the Plan of Bluefields, of record in Book 843, page 16, Register's Office for Davidson County, Tennessee, being lot "A" on the unrecorded plan showing re-subdivision of Lots Nos. 45, 46, 47 and 48 on said plan of Bluefields described according to a survey made by Z. J. Wilkinson, Surveyor, April 6, 1940, as follows: BEGINNING on the southwesterly margin of Bluefield Avenue at the northeast corner of the property conveyed to Carl Fry and wife, by deed from Guard Green and wife, of record in Book 1340, page 385, said Register's Office; thence with Fry's northerly line, Southwestwardly 396 feet to Fry's northwest corner; thence northwestwardly 46 feet; thence northeastwardly 365 feet to the southwesterly margin of said Avenue; thence with same, southeastwardly 96 feet to the beginning.

Being the same property conveyed to Tim Newton Hoover and wife, Mildred Templeton Hoover, by deed from J. O. Hoover and wife, Hattie Mae Markum Hoover, of record in Book 4408, page 290, said Register's Office. The said Tim Newton Hoover now deceased.

This conveyance is subject to Avigation Easement of record in Book 8629, Page 262, Register's Office for said County.

This is unimproved ( ) improved (XX) property, known as 2717 Bluefield Avenue, Nashville, TN 37214
(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 heir 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 covey 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 my hand this 18th day of May, 1992

Mildred Templeton Hoover
Mildred Templeton Hoover

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, the within named ~~Mildred Templeton Hoover, a widow~~

~~the bargainor~~, with whom I am personally acquainted/~~and who acknowledged that~~ (or proved to me on the basis of satisfactory evidence) she executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 18th day of May, 1992.

Commission expires 7/24/93

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted/and who upon (his oath / their several oaths / himself / themselves) acknowledged (themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that (he / they) 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_____

(or proved to me on the basis of satisfactory evidence)

My commission expires _____

Notary Public

WARRANTY DEED

FROM
Mildred Templeton Hoover

TO
Gary D. Miller
Lori Oakley Miller

RETURN TO:
METROPOLITAN ESCROW, INC.
25 Century Blvd., Suite 202
Nashville, TN 37214

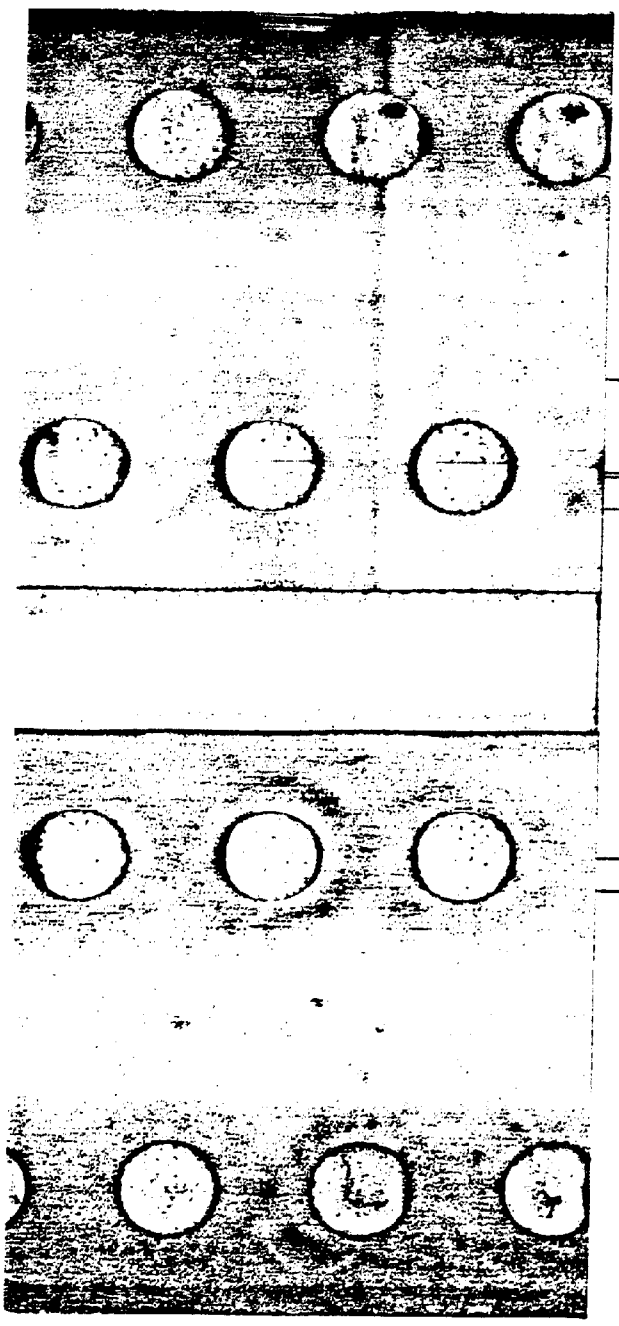
RICHARD A. NORTHCUTT
ATTORNEY-AT-LAW
25 Century Blvd., Suite 202
Nashville, TN 37214

IDENTIF. REFERENCE

MAY 19 11 34 AM '92
FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY TN.

11530

8154 05/19 0101 03CHECK 332.60



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	88000.00
			CON TX	325.60
			PRFEE	1.00
			WDEED	6.00
			TOTAL	332.60
			CHECK	332.60
05/19/92	01	11:35 0001		8154

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

11530

IDENTIF. TREFERENCE

MAY 19 11 34 AM '92

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN.

No. 532342