PREPARED BY (AND RETURN TO):
WILKINS & IVEY, Attorneys
2405 Crestmoor Road; P.O. Box 150157
Nashville, Tennessee 37215-0157
Ph. (615) 298-3312 - Fax. 292-8746

W & I Ref: (c) (Title No: 32165)
Dav. Co. File: Box 8

PERCY WILKINS, JR. NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

State of Tennessee
County of Davidson
The actual consideration or value, whichever is greater, for this transfer is: $ 141,500.00

James Andrew Hoyal
Affiant

Sworn and subscribed before me this 31st day of July, 1992.

Notary Public

My Comm. Expires: 9/24/92

ADDRESS NEW OWNER:
James Andrew Hoyal
7121 Poplar Creek
Nashville, Tennessee 37221

RESPONSIBLE FOR PAYMENT OF TAXES:
First Republic MortgageCorporation
6012 Wilmington Pike
Dayton, Ohio 45459

MAP-PARCEL NUMBERS
155-8-A-57

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **John J. Miller and spouse, Kim Miller,** hereinafter called the **Grantor,** has bargained and sold, and by these presents does hereby transfer and convey unto **James Andrew Hoyal and spouse, Peggy F. Hoyal,** hereinafter called the **Grantee,** Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

LAND in Davidson County, Tennessee, being Lot no. 57 on the plan of Poplar Creek estates Phase 1, of record in Book 6250, page 647, Register's Office for said county.

SAID Lot No. 57 fronts 83.15 feet on the southwesterly margin of Poplar Creek Trace and extends back 137.56 feet on the northwesterly line and 134.81 feet on the southeasterly line to a dead line in the rear, measuring 67.13 feet thereon.

BEING the same property conveyed to John J. Miller and wife, Kimberly D. Miller by deed from C. C. M. Homes, a joint venture of record in Book 7233, page 402, Register's Office for Davidson County, Tennessee.

Description Reference: The description is the same as that used in the last deed prior to this transaction..

The property herein conveyed is subject to restrictive covenants of record in Book 5349 Page 921, Book 6474, page 346, Book 6486, page 587, Book 6662, page 433, Book 6987, page 966, Book 6804, page 536, Book 7270, page 648 and Book 7964, page 33 said Register's Office, and to the matters set forth in the referenced Plan of record.

This instrument is executed on behalf of Kim Miller by John J. Miller as Attorney in Fact pursuant to a Power of Attorney being recorded concurrently herewith. The affidavit of said Attorney in Fact is attached as "Exhibit A" to or on this instrument and incorporated herein by reference.

33285 IDENTIF. REFERENCE AUG 3 9 43 AM '92 DAVIDSON COUNTY TN.

This is improved property, known as: 7121 Poplar Creek , Nashville, Tennessee 37221

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 31st day of July, 1992.

John J. Miller

Kim Miller, By: John J. Miller, Atty-In-Fact

State of Tennessee
County of Davidson

On this 31st day of July, 1992, before me the undersigned authority, personally appeared John J. Miller, to me known or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

PERCY WILKINS, JR. NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Commission Expires: 9/24/92

Notary Public

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 **John J. Miller**, with whom I am personally acquainted (or whose identity was proved to me on the basis of satisfactory evidence), and who acknowledged the execution of the within instrument on behalf of **Kim Miller**, as Attorney-in-Fact, as the free act and deed of the said Principal.

Witness my hand and official seal at Nashville, Tennessee, this the 31st day of July, 1992.

Notary Public

PERCY WILKINS, JR. NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Commission Expires: 9/26/92

EXHIBIT "A"
To
WARRANTY DEED

FROM: John J. Miller and Kim Miller

TO: James Andrew Hoyal and Peggy F. Hoyal

A F F I D A V I T

The undersigned Affiant, being first duly sworn, deposes and says as follows:

1. That the document to which this affidavit is exhibited was executed by the undersigned as attorney-in-fact for the principal thereon shown.

2. That the execution is proper and within the scope of the power-of-attorney referenced in the instrument.

3. That at the time of execution of said document the Affiant had no knowledge or notice of the termination of the power-of-attorney, either by revocation or by the principal's death, disability, or incapacity.

Further the Affiant Saith not.

References to the singular include the plural, when applicable.

John J. Miller, Affiant

Sworn to and subscribed before me this

31st day of July, 1992.

Notary Public

PERCY WILKINS, JR. NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Commission Expires: 9/26/92

6751 08/03 0101 03CHECK 532.55

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

RECEIVED OF _____

FOR _____

BOOK 8691 PAGE 181

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	
				141500.00
			CON TX	523.55
			PRFEE	1.00
			WDEED	8.00
			TOTAL	532.55
			CHECK	532.55
09/03/92	01		09:44 0001	6751

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

33285

IDENTIF. REFERENCE

AUG 3 9 43 AM '92

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY TN.

No. 556573