File Box 29

BOOK E692 PAGE 874

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 66,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF July, 1992

Notary Public Ollie Mai Parsley

MY COMMISSION EXPIRES: March 25, 1995

THIS INSTRUMENT WAS PREPARED BY
J. Blake Freeman, Attorney at Law, 51 Century Blvd., #110, Nashville, TN 37214
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Tim J. Miller (NAME)	Shearson Lehman Mortgage (NAME)	MAP 76-1
604 Debbie Drive (STREET ADDRESS OR ROUTE NUMBER)	P. O. Box 9020 (STREET ADDRESS)	PARCEL 63
Hermitage, TN 37076 (CITY) (STATE) (P. O. ZIP)	San Bernardino, CA 92427-0020 (CITY) (STATE) (ZIP)	4D-68591

FOR AND IN 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, James L. Samsell and wife, Ann L. Hickman-Samsell

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Tim J. Miller and wife, Sandi M. 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 Lot No. 78 on the Plan of Hidden Hills, of record in Plat Book 4860, page 43, Register's Office for Davidson County, Tennessee.

BEING the same property conveyed to James L. Samsell and wife, Ann L. Hickman-Samsell by deed from Ronald L. Bolme and wife, Brenda M. Bolme, filed of record in Book 7098, page 277, Register's Office for Davidson County, Tennessee.

IT IS UNDERSTOOD AND AGREED that part of the consideration for the transfer of this property is the agreement of the Grantees to assume the unpaid balance of a note secured by a first mortgage Deed of Trust of record in Book 7098, page 280, of the Register's Office for Davidson County, Tennessee, which the grantee(s) herein hereby assume(s) and agree(s) to pay.

This conveyance is subject to any and all existing easement, restrictions and building setback lines of record.

33779

IDENTIF. TREFERENCE

AUG 4 10 17 AM '92

ELIA Z. [illegible] REGISTER
DAVIDSON COUNTY TN.

This is improved (X) property, known as 604 Debbie Drive, Hermitage, TN 37076 unimproved ( )
(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 28th day of July, 1992

James L. Samsell — Ann L. Hickman-Samsell

James L. Samsell by Jet Boaz Atty in fact

Ann L. Hickman-Samsell by Jet Boaz Atty in fact

STATE OF TENNESSEE
County of Davidson

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Personally appeared before me, Ollie Mai Parsley, a Notary Public in and for said County and State, the within named James L. Samsell and wife, Ann L. Hickman-Samsell

the bargainor~~s~~, with whom I am personally acquainted, (or ~~proved~~ to me on the basis of ~~satisfactory~~ evidence) and who acknowledged that ~~s~~he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 28th day of July 19 92

Commission expires March 25, 1995

~~Ollie Mai Parsley~~ Notary Public

STATE OF TENNESSEE

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) acknowledged (himself) (themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he) (they) as such _____ and _____, being authorized so to do, executed 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 _____

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

Witness my hand and official seal at office at _____ on this the _____ day of _____, 19 ____.

My commission expires _____

_____ Notary Public

7299 08/04 0101 03CHECK 255.05

WARRANTY DEED

FROM
James L. Samsell and wife, Ann L. Hickman-Samsell

TO
Tim J. Miller and wife, Sandi M. Miller

Return to:
PRIORITY ESCROW SERVICES INC.
51 Century Boulevard
Suite 110
Nashville, TN 37214

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 28th day of July, 1992, before me personally appeared Gert Borasky, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of James L. Samsell and wife, Ann L. Hickman-Samsell and acknowledged that she executed the same as the free act and deed of said James L. Samsell and wife, Ann L. Hickman-Samsell.

Witness my hand and official seal.

My Commission Expires:
March 25, 1995

Ollie Mai Parsley
Notary Public

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	66500.00
			CON TX	246.05
			PRFEE	1.00
			WDEED	8.00
			TOTAL	255.05
			CHECK	255.05

08/04/92 01 10:18 0001 7299

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

33779

IDENTIF. REFERENCE

AUG 4 10 17 AM '92

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY TN.

No. 557121