WARRANTY DEED

STATE OF TENNESSEE BOOK 8918 PAGE 29
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 70,718.09

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th DAY OF April 19 93

Notary Public

MY COMMISSION EXPIRES: January 25, 1997
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

SECURITY ESCROW & TITLE CO., 2323 21st Ave., South, Suite 200, Nashville, Tennessee 37212

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ronald A. Miller (NAME)	Real Estate Financing, Inc. (NAME)	MAP 162-11
573 Michele Drive (ADDRESS)	P.O. BOX 669 (ADDRESS)	PARCEL 24
Antioch, Tennessee 37013 (CITY) (STATE) (ZIP)	Montgomery, AL 36101-0669 (CITY) (STATE) (ZIP)	5DU-77309

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, Michael G. Walker, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Ronald A. Miller and wife, Lisa J. 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. 68 on the plan of Whittemore Valley, Section 4, as shown by plat and survey of record in Book 6250, Page 873, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Said Lot No. 68 fronts 67.0 feet on the broken southeasterly margin of Michele Drive and extends back 230.39 feet on the northeasterly line and 240.81 feet on the southwesterly line to the northwesterly margin of Benzing Road measuring 63.86 feet thereon.

Being the same property conveyed to Michael G. Walker and wife, Elizabeth H. Walker by deed from Bluegrass Homes, Inc. of record in Book 7221, Page 900, and quitclaimed to Michael G. Walker of record in Book 8918, Page 07, Register's Office for said County.

This conveyance is subject to Restrictive Covenants of record in Deed Book 6243, Page 80, Register's Office for said County.
This conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, easements and rights-of-way for public utilities of record.

This conveyance is subject to a Deed of Trust executed by Michael G. Walker and wife, Elizabeth H. Walker to, R. Conner McAllister Trustee(s) for Bailey Mortgage Company, dated April 30, 1987, with an approximate unpaid balance of $67,118.09, of record in Book 7221, Page 903, of said Register's Office, which the Grantees herein assume and agree to pay. The escrow accounts in connection with said loan are hereby transferred to these Grantees.

unimproved ( )
This is improved (X) property, known as 573 Michele Drive, Antioch, Tennessee 37013
(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 my hand this 5th day of April 19 93

Michael G. Walker

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 Michael G. Walker, unmarried

the bargainor _____, 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 and official seal at Nashville, Tennessee, this 5th day of April

Commission expires January 25, 1997

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 _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ 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_____ .

My commission expires _____

Notary Public

BOOK 8918 PAGE 30

10247

IDENTIFICATION REFERENCE

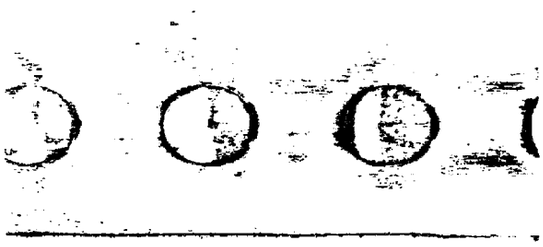
APR 16 9 02 AM '93

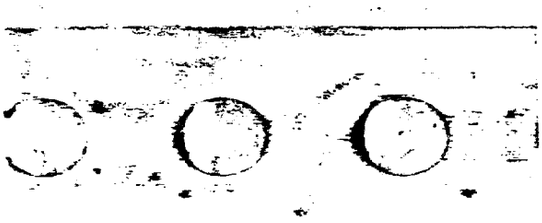
DAVIDSON COUNTY, TN

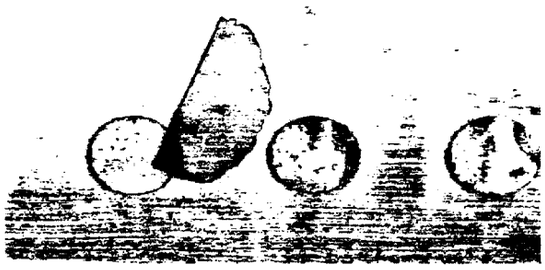
5159 04/16 0101 03CHECK

270.50









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

RECEIVED OF _____

FOR _____

BOOK 8918 PAGE 31

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 70718.09
				CON TX 261.59
				PRFEE 1.00
				WDEED 8.00
				TOTAL 270.59
				CHECK 270.59
		04/16/93	01	09:02 0001 6159

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

I 0 2 4 7

IDENTIFI REFERENCE

APR 16 9 02 AM '93

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 640910