Prepared by: Glenn E. Sager, Attorney, 923 Main St., Nashville, Tenn. 37206

MAIL TO ATTY

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBER
Michael Shane Miller	Owner	Map 71-12
(NAME)	(NAME)	
1512 Montgomery Ave.		Par. 257
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tenn. 37207		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of ----Forty Four Thousand and 00/00 ($44,000.00)--------

---------- Dollars,

JAMES EARL PETTY and wife CAROLE PETTY BOOK 8993 PAGE 276

have this day bargained and sold, and do hereby transfer and convey unto the said MICHAEL SHANE MILLER

the Grantees herein, their (successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Being Lot No. 1 on the Resubdivision of Lot No. 9 and the northerly 111 feet of Lot No. 10 on the Plan of William and Hayes Co's Belle View Subdivision, of record in Book 3842, page 195, Register's Office for said County.

Said Lot No. 1 fronts 57.0 feet on the westerly side of Montgomery Avenue and extends back 188.3 feet on the northerly line and 189.9 feet on the southerly line to a dead line in the rear measuring 57.0 feet thereon.

Being the same property conveyed to James Earl Petty and wife, Mary A. Petty, by deed from Mayfair Homes, Inc., of record in Book 4229, page 819, Register's Office of Davidson County, Tennessee. Mary A. Petty's rights, title and interest conveyed to James Earl Petty, by divorce decree from Fourth Circuit Court for Davidson County, Tennessee, Docket Number 90 D 2065, of record in Book 8987, page 847, Register's Office for Davidson County, Tennessee

This property sold "AS IS WHEREIS"

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $44,000.00

Subscribed and sworn to before me this the 23 day of June 1993

Affiant: James Earl Petty

My commission expires: Nov. 27, 1993 (Affix Seal)

Notary Public: Glenn E. Sager

This is unimproved ( ) improved (X) property, known as 1512 Montgomery Ave. Nashville, Tenn. 37207
(House Number) (Street) P.O. Address (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the 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

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their (successors), heirs and assigns, against the lawful claims of all persons

Whenever 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 hands this 23 day of June, 1993, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date

x James Earl Petty
JAMES EARL PETTY

x Carole Petty
CAROLE PETTY

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STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me Glenn E. Sager, *a Notary Public in and for said County and State* JAMES EARL PETTY and wife CAROL PETTY

*the within named 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* 23 *day of* June, *19* 93

Notary Public

Commission expires Nov. 27, 1993

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, _____, *a Notary Public of the State and County aforesaid, personally appeared* _____, *with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged* _____ *self to be* _____ *of the* _____, *the within named bargainor, a corporation, and that* _____ *he as such* _____ *being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by* _____ *self as* _____

Witness my hand and seal, at office in _____, *this* _____ *day of* _____, *19*____.

Notary Public

Commission expires _____

34376

IDENTIF. + REFERENCE

93 JUN 25 AM 9:44

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

WARRANTY DEED

FROM

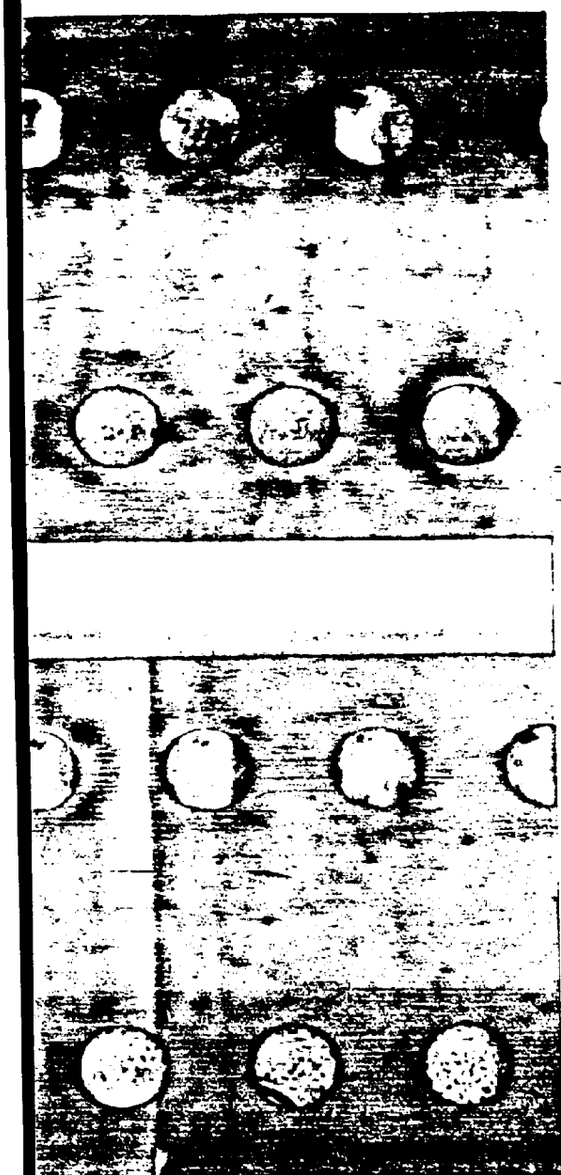
JAMES EARL PETTY ET UX

TO

MICHAEL SHANE MILLER

1994 06/25 0101 02CHECK 171.80

Compliments of
Chicago Title Insurance Company
First Floor — First American Center
Phone 255-4631
NASHVILLE, TENNESSEE 37238



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR BOOK 8993 PAGE 278

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 44000.00
				CON TX 162.80
				PRFEE 1.00
				WDEED 8.00
				TOTAL 171.80
				CHECK 171.80
			06/25/93	01 09:44 0001 1994

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

34376
IDENTIF. ↑ REFERENCE.

93 JUN 25 AM 9:44
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 667212