BOOK 9229 PAGE 211

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 87,000.00

Angela Jean Miller
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st DAY OF January 19 94

Notary Public

MY COMMISSION EXPIRES: 11/21/96
(AFFIX SEAL)

NOTARY PUBLIC STATE OF TENNESSEE

THIS INSTRUMENT WAS PREPARED BY

TAYLOR, PHILBIN, PIGUE, MARCHETTI & LONG, One Eleven Union Street, Nashville, TN 37201

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Allen Miller (NAME)	Source One Mortgage Services (NAME)	156-5-3/09D61393
983 Beech Bend Drive (ADDRESS)	27555 Farmington Road (ADDRESS)	
Nashville, TN 37221 (CITY) (STATE) (ZIP)	Farmington Hills, MI 48334-3357 (CITY) (STATE) (ZIP)	

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, Kevin P. Duffey and wife, Palmer C. Duffey

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Allen Miller and wife, Angela Jean 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:

Land in Davidson County, Tennessee, being Lot No. 773 on the Plan of Section Four, Harpeth Woods, as of record in Plat Book 5200, Page 560, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to Kevin P. Duffey, unmarried by deed from Kim H. Law and wife, Katherine C. Law of record in Book 7882, Page 481, Register's Office for Davidson County, Tennessee.

Palmer C. Duffey, wife of the said Kevin P. Duffey, joins in this conveyance for the purpose of conveying any and all right and title that she may now or at any time in the future, have in subject property, especially her marital rights.

IT IS AGREED AND UNDERSTOOD that the above Grantees assume and agree to pay the remianing unpaid balance on a Promissory Note secured by a Deed of Trust of record in Book 8829, Page 39, said Register's Office payable according to the terms and conditions therein.

This conveyance is subject to any and all existing restrictions and easements of record.

unimproved ( )
This is improved (X) property, known as 983 Beech Bend Drive, Nashville, TN 37221
(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 21st day of January 19 94

Kevin P. Duffey

Palmer C. Duffey

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 Kevin P. Duffey and wife, Palmer C. Duffey

the bargainor s, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 21st day of January 19 94.

Commission expires 11-20-96

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

IDENTIFICATION REFERENCE

94 JAN 25 PM 2:27

FELIX [illegible] REGISTER
DAVIDSON COUNTY, TN.

Return to:
LAWYER'S ESCROW SERVICE
ONE ELEVEN UNION STREET
NASHVILLE, TENNESSEE 37201

WARRANTY DEED

FROM
Kevin P. Duffey

Palmer C. Duffey

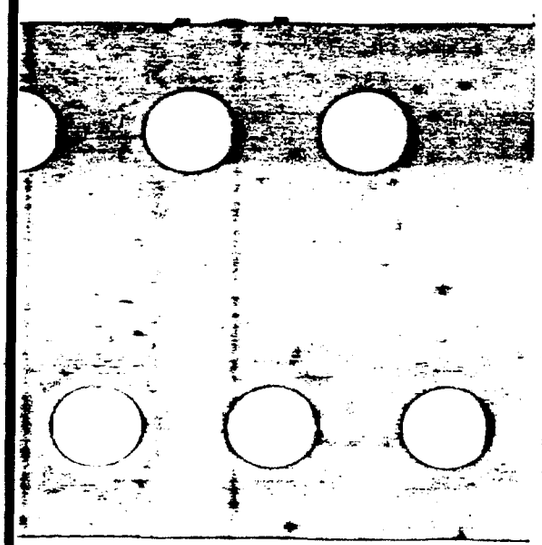
TO
Allen Miller

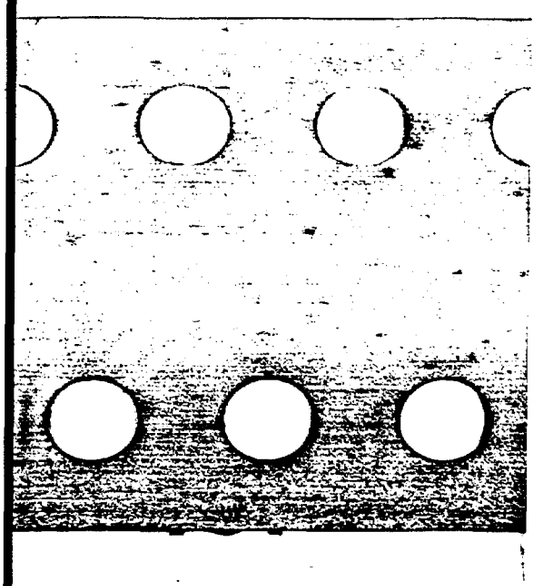
Angela Jean Miller

3210 01/25 0101 03CHECK

330.90

10814





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	87000.00
CDN TX	321.90
PRFEE	1.00
WDEED	8.00
TOTAL	330.90
CHECK	330.90

01-25-94 01 14:27 0001 3210

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

10844
IDENTIF. & REFERENCE

94 JAN 25 PM 2:27

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 749157