STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 159,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 13th DAY OF May, 19 94

Notary Public

MY COMMISSION EXPIRES: 5-[illegible]-97
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
GREGORY S. PERRONE, ATTORNEY AT LAW
109 Westpark Drive, Suite 330, Brentwood, Tennessee 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Craig K. Miller (NAME)	CTX Mortgage Company (NAME)	130-11-86
4510 Beacon Drive (ADDRESS)	P.O. Box 19000 (ADDRESS)	07DA-51625
Nashville, TN 37215 (CITY) (STATE) (ZIP)	Dallas, Texas 75219-9000 (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, Clyde Milton Francis, III and wife, Donna Boyte Francis

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Craig K. Miller and wife, Ivy Ching 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, TN, BEING Lot No. 10 on the Plan of Revision to Tyne Meade, of record in Book 7900, page 675, Register's Office for Davidson County, TN, to which Plan reference is hereby made for a complete and accurate description thereof.

Being the same property conveyed to Clyde M. Francis, Jr. and wife, Jane F. Francis and Clyde Milton Francis, III, by deed from Deborah M. Barton Rota and husband, Charles M. Rota, of record in Book 5654, Page 653, Register's Office for Davidson County, Tennessee. The said Clyde M. Francis, Jr. and wife, Jane F. Francis having since quitclaimed their interest in said property to Clyde Milton Francis, III, and wife, Donna Boyte Francis by deed of record in Book 6917, page 51, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following: Taxes for the year 1994 which have been prorated, and payment thereof, by acceptance of this conveyance, is expressly assumed by Grantees; and all matters appearing on the plan of record in Book 7900, page 675, Register's Office for Davidson County, Tennessee.

6309 05/16 0101 03CHECK 600.63

unimproved ( )
This is improved (X) property, known as 4510 Beacon Drive, Nashville, TN 37215
(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 13th day of May 19 94

Clyde Milton Francis, III

Donna Boyte Francis

BOOK 9345 PAGE 681

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Clyde Milton Francis, III and wife, Donna Boyte Francis

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 Brentwood, Tennessee, this 13th day of May, 19 94.

Commission expires 5/23/95

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

WARRANTY DEED

FROM

Clyde Milton Francis, III and wife, Donna Boyte Francis

TO

Craig K. Miller and wife, Ivy Ching Miller

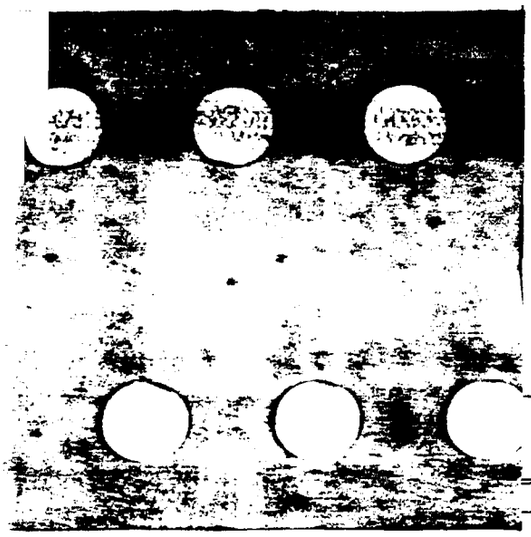
RETURN TO:

GREGORY S. PERRONE
ATTORNEY - AT - LAW
109 Westpark Drive, Suite 330
Brentwood, Tennessee 37027

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

94 MAY 16 AM 11:12
FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN.

50289



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

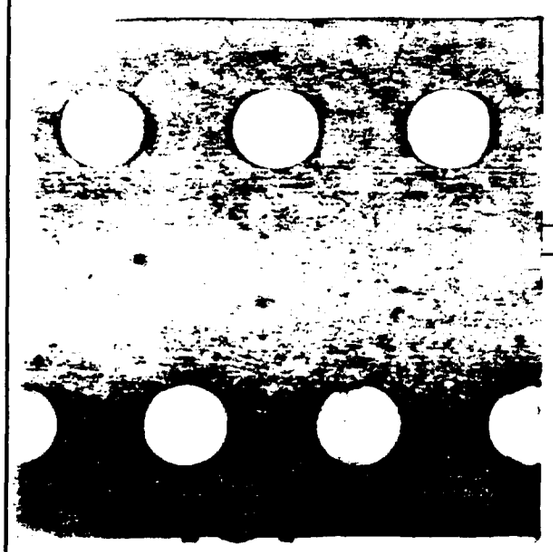
RECEIVED OF _____

FOR _____

BOOK 9345 PAGE 682

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	159900.00
CON TX	591.63
PRFEE	1.00
WDEED	8.00
TOTAL	600.63
CHECK	600.63

05/16/94 01 11:11 0001 6309

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

50289
IDENTIF. & REFERENCE

94 MAY 16 AM 11: 12
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 791335