STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 97,000.00

Clay W. Warren
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th DAY OF August, 19 94

Notary Public

MY COMMISSION EXPIRES: May 16, 1998
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Jack Case Wilson, Attorney, P.O. Box 3451, Brentwood, TN 37024-3451

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Clay W. Warren (NAME)	Atlantic Mortgage & Investment (NAME)	142-10-4
616 Bellevue Road (ADDRESS)	4348 Southpoint Blvd, Suite 101 (ADDRESS)	9D-24462
Nashville, Tennessee 37221 (CITY) (STATE) (ZIP)	Jacksonville, Florida 32216 (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. Dennis R. Miller and wife, Kathy O. Miller

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Clay W. Warren, unmarried

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. 3, Westward Winds Subdivision, of record in Plat Book 3700, page 32, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Dennis R. Miller and wife, Kathy O. Miller by deed of record in Book 6298 page 80 Register's Office for Davidson County, Tennessee.

Subject to restrictions of record in Book 3944 page 377 said Register's Office.

Subject to and all easements and restrcitions of record.

This property is subject to a deed of trust of record in Book 6940, page 561, Register's Office for Davidson County, Tennessee, which is hereby transfered to and assumed by the Grantee. The Escrow Account held in connection with said loan is also transfered to the Grantee. The loan is presently being serviced by Atlantic Mortgage and Investment Capital Corp.

The Note and Deed of Trust of record in Book 6940, page 561, RODC may not be transferred or assumed by any other parties without the express written permission of Dennis R. Miller and Kathy O. Miller.

This is improved (X) property, known as 616 Bellevue Road, Nashville, Tennessee 37221 (House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)
unimproved ( )

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 26th day of August 19 94

Dennis R. Miller

Dennis R. Miller

Kathy O. Miller

Kathy O. Miller

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 Dennis R. Miller and wife, Kathy O. Miller

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 26th day of August, 19 94.

Commission expires May 16, 1998

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

STATE OF TENNESSEE
COUNTY OF

On this, _____ day of _____, 19 ____, personally appeared before me, _____, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained and who further acknowledged that he is the "attorney-in-fact" of _____ and is authorized by them to execute this instrument on their behalf, as their free act and deed.

Witness my hand, at office, this _____ day of _____, 19 ____

My commission expires _____

Notary Public

WARRANTY DEED

FROM

Dennis R. Miller and wife, Kathy O. Miller

TO

Clay W. Warren

RETURN TO:

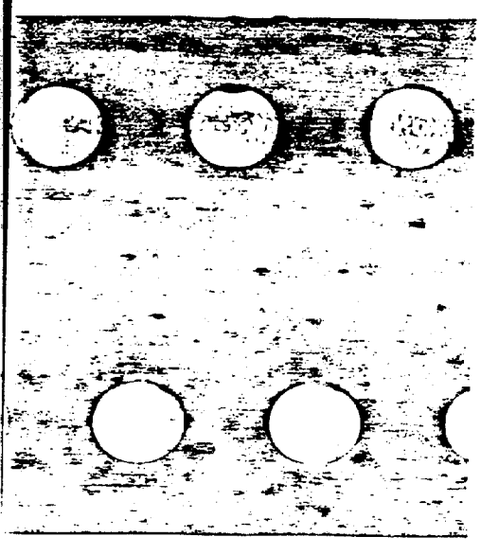
Jack Case Wilson, Attorney
P.O. Box 3451
Brentwood, TN 37024-3451

5658 09/06 0101 03CHECK 371.90

88328
IDENTIF. & REFERENCE

94 SEP -6 PM 1:50

REGISTER
DAVIDSON COUNTY, TN.



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

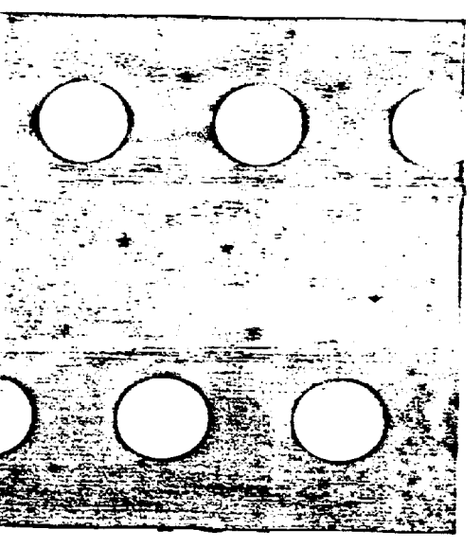
RECEIVED OF _____

FOR _____

BOOK 9457 PAGE 529

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	97000.00
CON TX	359.90
PRFEE	1.00
WDEED	12.00
TOTAL	371.90
CHECK	371.90

09/06/94 01 13:49 0001 5658

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

88328
IDENTIF. ↑ REFERENCE

91 SEP -6 PM 1:50

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 832023