This Instrument Prepared By:
HAROLD REEVES, ATTORNEY P.C.
2780 Highway 31W
White House, TN 37188

Mail

BOOK 9512PG113

ADDRESS NEW OWNER:
Charles H. Miller and Alita N. Johannsen
420 Moss Trail
Goodlettsville

SEND TAX BILL:
To Mortgagee

MORTGAGEE:

MAP AND PARCEL:
MAP 26 Gp 9
PARCEL 51
GO 04175

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, John Michael Drennon and wife, Cathy L. Drennon, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Charles H. Miller and wife, Alita N. Johannsen, as tenants by the entirety , 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. 30 on the Plan of Goodlettsville Heights, Section II, of record in Book 1424, Page 121, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.
>
> Being the same property conveyed to John Michael Drennon and wife, Cathy L. Drennon, by deed from Richard H. Cawthorn and wife, Mary C. Cawthorn of record in Book 9202, Page 692, Register's Office for Davidson County, Tennessee.
>
> This is the same description as in previous deed of record.

Grantee(s) hereby assumes and agrees to the unpaid balance on the existing mortgage held by America's Mortgage Servicing Inc. of record in Book 7990, Page 673, said Register's Office, the debt secured thereby and also hereby assumes the obligations under the terms of the instruments creating the loan. The escrow account and insurance to be transferred to Grantee(s).

This conveyance is subject to minimum building setback line and public utility and drainage easement of record in Book 1424, Page 121, said Register's Office.

This is improved property known as 420 Moss Trail, Goodlettsville, TN 37072.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Charles H. Miller and wife, Alita N. Johannsen, their heirs and assigns, forever; and we, John Michael Drennon and wife, Cathy L. Drennon 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 shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this the 31st day of October, 1994.

John Michael Drennon

Cathy L. Drennon

BOOK 9512 PG 114

STATE OF TENNESSEE)
COUNTY OF ROBERTSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named John Michael Drennon and wife, Cathy L. Drennon the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within Warranty Deed for the purposes therein contained. Witness my hand and official seal at White House, Tennessee, this the 31st day of October, 1994.

Laconya L. Vaden
NOTARY PUBLIC

My Commission Expires: My Commission Expires July 25, 1998

STATE OF TENNESSEE)
COUNTY OF Robertson)

The actual value or consideration, whichever is greater, for this transfer is $ 100,215.44.

AFFIANT

Subscribed and sworn to before me this 31st day of October, 1994.

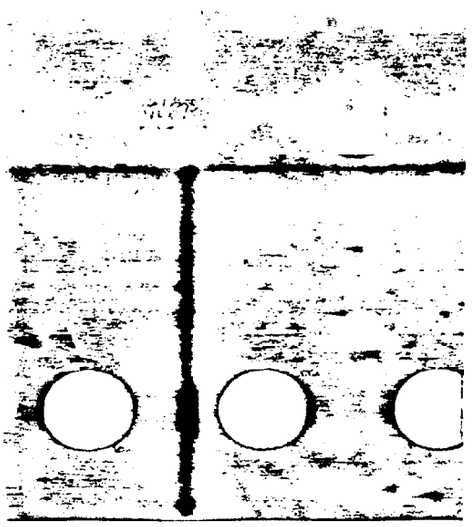
Laconya L. Vaden
NOTARY PUBLIC
My Commission Expires:

My Commission Expires July 25, 1998

06082
IDENTIF. & REFERENCE

94 NOV -4 AM 9:14
FELIX A. [illegible] REGISTER
DAVIDSON COUNTY, TN.

4737 11/04 0101 03CHECK 379.74



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

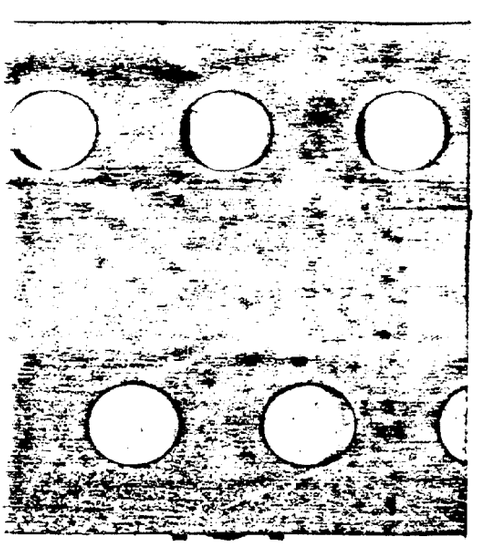
RECEIVED OF _____

FOR _____

BOOK 9512 PG 115

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 100215.44

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

CON TX	370.74
PRFEE	1.00
WDEED	8.00
TOTAL	379.74
CHECK	379.74

11/04/94 01 09:45 0001 4737

06082
IDENTIF. # REFERENCE

94 NOV -4 AM 9:45

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

No. 851022