FROM: E. Donald Miller,
Grantor

TO: Bonnie Hajek Miller
Grantee

This instrument was prepared by:
William B. Drescher
Tuke Yopp & Sweeney
Third National Bank Building
Seventeenth Floor
201 Fourth Avenue North
Nashville, Tennessee 37219-2040

Address New Owner(s) as Follows:	Name and Address of the Person or Entity Responsible for the Payment of Real Property Taxes	Map-Parcel Number
Bonnie Hajek Miller 501 Westview Avenue Nashville, TN 37205	First Union Mortgage Corporation Escrow Department P.O. Box 29544 Raleigh, NC 27626-0544	Map 116-15 Parcel 20

WARRANTY DEED

NO TRANSFER TAX IS DUE ON THIS CONVEYANCE PURSUANT TO TENNESSEE CODE ANNOTATED SECTION 67-4-409(a)(3)(A) AND NO OATH OF VALUE IS REQUIRED PURSUANT TO TENNESSEE CODE ANNOTATED SECTION 67-4-409(a)(5).

FOR AND IN CONSIDERATION OF love and affection (and no monetary consideration) and for the express purpose of making a conveyance to dissolve a tenancy by the entirety, I, E. Donald Miller (the "Grantor"), by these presents have hereby bargained and sold, and by these presents do transfer and convey unto my wife, Bonnie Hajek Miller, being one and the same person as Bonnie H. Miller (the "Grantee"), her heirs, successors, and assigns, all my right, title and interest in and to a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to wit:

SEE EXHIBIT A ATTACHED HERETO AND INCORPORATED HEREIN BY REFERENCE

This description is the same as that contained in the prior Deed.

This is improved property, known as 501 Westview Avenue, Nashville, Tennessee 37205.

This conveyance is expressly made subject to the following:

1. Any and all unpaid real and personal property taxes;

2. Deed of Trust of record in Book 7854, page 218 as assigned in Book 7854, page 226, re-recorded in Book 7862, page 306 and further assigned in Book 7966, page 722, Register's Office for Davidson County, Tennessee;

3. Deed of Trust of record in Book 8004, page 193, as modified in Book 8068, page 491, said Register's Office.

4. Easement of record in Book 1221, page 378, said Register's Office;

5. Easements of record in Book 5787, pages 132 and 134, said Register's Office;

6. The plan of record in Plat Book 974, pages 84 and 85, said Register's Office; and

7. All matters created, suffered, assumed, accepted or agreed to by Grantor and Grantee during their ownership of the above-described property.

This conveyance is made to my wife, Bonnie Hajek Miller, the Grantee herein, pursuant to T.C.A. Section 66-1-110 to dissolve an estate by the entireties in the above-described property heretofore held by the Grantor and the Grantee and to vest fee simple title in the Grantee individually.

TO HAVE AND TO HOLD the above-described property, with the appurtenances, estate, title and interest thereto belonging, to Grantee, her heirs, successors, and assigns, forever.

And Grantor does covenant with the Grantee that the Grantor is lawfully seized and possessed of the above-described property in fee simple; has a good right to convey it, and the same is unencumbered and unrestricted except as to those matters set forth above to which this conveyance is expressly made subject.

And the Grantor does further covenant and bind the Grantor, his heirs, successors, and assigns, to warrant and forever defend the title to the above-described property to the Grantee, her heirs, successors, and assigns, against the lawful claims of all persons whomsoever except as to those matters set forth above to which this conveyance is expressly made subject.

Witness my hand this 15th day of November, 1994.

E. DONALD MILLER

142749.1 10/20/94

STATE OF TENNESSEE)

COUNTY OF Williamson)

Personally appeared before me, the undersigned, a Notary Public of said County and State, E. DONALD MILLER, 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, at Office, this 15th day of December, 1994.

Notary Public

My Commission Expires:

7-10-96

11000
IDENTIF. & REFERENCE
PICK-UP
NOV 22 11:23
DAVIDSON COUNTY
15.00

EXHIBIT A

Land in the 7th, formerly 11th, Civil District of Davidson County, Tennessee, being parts of Lots Nos. 93, 94 and 134 and that part of Fifth Street, now closed, lying between said Lot Nos. 93 and 94 and 134 on the Plan of Paul M. Davis' property, as of record in Book 974, page 85, Register's Office for said County, described together as follows:

Beginning at the southwest corner of West View Avenue and Glen Eden Avenue or Drive; thence with the westerly margin of said West View Avenue, southwestwardly 237.5 feet to the northeast corner of Lot No. 135; thence northwestwardly 232 feet; thence northwardly 313 feet to the southerly margin of Glen Eden Avenue or Drive; thence with the same, southeastwardly 232 feet to the beginning.

Together with the property described as follows:

Being a triangular parcel of land in the City of Belle Meade, Davidson County, Tennessee, being part of Lot No. 134, as shown on the Plan of Paul M. Davis property, as of record in Book 974, page 85, Register's Office for Davidson County, Tennessee, and being more particularly described as follows:

Beginning at a point in the southerly line of the property conveyed to Robert C. H. Mathews, Jr., of record in Book 2147, page 104, Register's office for Davidson County, Tennessee, said point being south 77 degrees 36 minutes east, 146.40 feet from an iron pin in the easterly line of Davis Estates, Section Two, said point also being north 77 degrees 36 minutes west, 253.33 feet from an iron pin in the westerly margin of Westview Drive; thence, with a severance line, north 17 degrees 57 minutes east, 170.64 feet to a point; thence, leaving said severance line with the original property line, south 09 degrees 40 minutes west, 170.04 feet to a point; thence, north 77 degrees 36 minutes west, 21.60 feet to the point of beginning, containing 2,090 square feet, or 0.05 acre, more or less.

Included in the first above described property but expressly excluded therefrom is that portion of property conveyed to Robert C. H. Mathews, Jr. and wife, Alice Casey Mathews, of record in Book 6295, page 355, said Register's office, described as follows:

Being a triangular parcel of land in the City of Belle Meade, Davidson County, Tennessee, located on the southerly margin of Glen Eden Drive, being part of Lot Nos. 93 and 134 and part of Fifth Street, now closed, shown on the plan of Paul M. Davis property, as of record in Book 974, page 84, Register's Office for Davidson County, Tennessee, and being more particularly described as follows:

Beginning at a point in the southerly margin of Glen Eden Drive, being 232.00 feet, more or less, west of the westerly margin of Westview Avenue, and being 216.90 feet easterly from a monument, the northeast corner to Davis Estates, Section Two, of record in Book 3600, page 63, Register's Office for said County; thence, with said Glen Eden Drive, south 57 degrees 08 minutes east; 21.79 feet; thence leaving said margin with a severance line, south 17 degrees 57 minutes west 139.04 feet to a point; thence, leaving said severance line with the original property line, north 09 degrees 40 minutes east, 146.18 feet to the point of beginning, containing 1,464.00 square feet, or 0.04 acre, more or less.

Being the same property conveyed to E. Donald Miller and wife, Bonnie H. Miller, by deed from Frank W. Blair, III and wife, Florence G. Blair, or record in Book 7854, page 214, Register's Office for Davidson County, Tennessee.