FILE NO. 33280

FILE BOX "7"

BOOK 9619 PG 146

FORM NO. WD-1

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 86,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 15th DAY OF March, 1995

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL)

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

THIS INSTRUMENT WAS PREPARED BY
SATURN & MAZER, Attorneys, 212 Third Avenue, North, Nashville, Tennessee 37201
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
CHARLES A. DICK, JR., et ux (NAME)	S A M E (NAME)	MAP 150-9A
3525 Calais Circle (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	PARCEL 95
Antioch, Tennessee 37013 (CITY) (STATE) (P.O. ZIP)	(CITY) (STATE) (ZIP)	2DX 8195

FOR AND IN 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, ROBERT D. MILLER and wife, LORI H. MILLER,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO CHARLES A. DICK, JR., and wife, SHARLA DICK,

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. 249 on the Plan of Forest View Park, Section VIII as of record in Plat Book 6900, Page 633, also known as part of Lot 66, Forest View Park South of record in Book 6900, Page 160, in the 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 Robert D. Miller and wife, Lori H. Miller by deed from Fox Ridge Homes, Inc., of record in Book 8517, Page 357, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT to a Declaration of Covenants, Conditions and Restrictions of record in Book 7079, Page 472, as made applicable by Book 7522, Page 905, said Register's Office.

THIS CONVEYANCE is subject to any and all zoning regulations, building restrictions and setback lines, if any, easements and rights-of-way for public utilities.

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

DESCRIPTION DERIVED FROM RECORDED PLAT AS SET OUT ABOVE, PREPARED BY CHARLES P. CLINARD, 234 Harding Place, Nashville, TN 37205, REGISTERED LAND SURVEYOR, TENNESSEE NO. 1032.

This is ( ) unimproved (X) improved property, known as 3525 Calais Circle, Antioch, Tennessee 37013
(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 15th day of March, 19 95

ROBERT D. MILLER

LORI H. MILLER

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STATE OF TENNESSEE
Davidson County

Personally appeared before me, THE UNDERSIGNED, a Notary Public in and for said County and State, the within named ROBERT D. MILLER and wife, LORI H. 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 Nashville, Tennessee this 15th day of March, 1995.

ALAN D. MAZER NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

Notary Public

Commission Expires 7/25/98

STATE OF TENNESSEE
Davidson County

Before me, _____ a Notary Public in and for the State and County aforesaid, personally appeared _____

with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the _____ of the _____ a corporation, and that he as such _____, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as _____.

Witness my hand and official seal at _____, _____, this _____ day of _____, 19____.

_____ Notary Public

Commission Expires _____

WARRANTY DEED

FROM

TO

IDENTIF. & REFERENCE

95 MAR 15 PM 2:33

FELIA ... REGISTER
DAVIDSON COUNTY, TN.

0578 03/15 0101 03CHECK 327.20



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

RECEIVED OF _____

FOR _____

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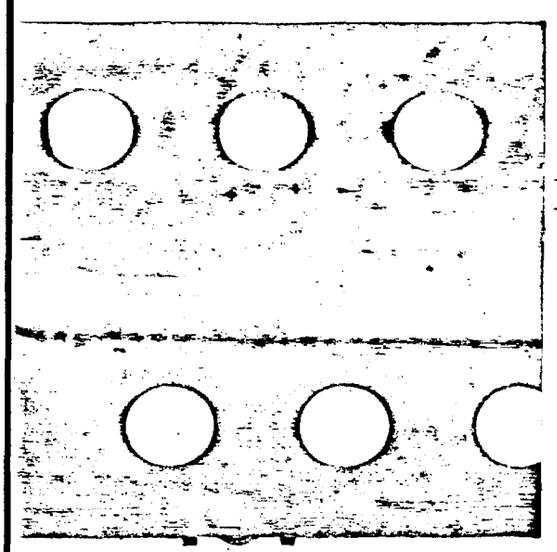
CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT	86000.00
CON TX	318.20
PRFEE	1.00
WDEED	8.00
TOTAL	327.20
CHECK	327.20

03/15/95 01 14:34 0001 0538

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



42186
IDENTIF. & REFERENCE

95 MAR 15 PM 2:33

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

No. 890132