BOOK 9678 PG 78

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 107,900.00

Affiant

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

Notary/Public

MY COMMISSION EXPIRES: June 28, 1995
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Lassiter, Tidwell and Hildebrand, 428 Wilson Pike Circle, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Dave Dillard (NAME)	First Republic Mortgage Corp. (NAME)	147-09-0 112.00
5033 Briarwood Drive (ADDRESS)	3310 West End Avenue, 4th Floor (ADDRESS)	
Nashville, TN 37211 (CITY) (STATE) (ZIP)	Nashville, TN 37203 (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, Joe H. Miles, Jr. and wife, Marcia P. Miles

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Dave Dillard and wife, Robin Dillard as joint tenants with right of survivorship

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. 196 on the Plan of Caldwell Country Estates, Section One, of record in Plat Book 2663, Pages 68 and 69, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Joe H. Miles, Jr. and wife, Tula C. Miles by deed from Edwin S. Cooper, unmarried, and Doris P. Cooper, unmarried, of record in Book 5926, Page 772, Register's Office for Davidson County, TN. Being further conveyed to Joe H. Miles, Jr. by Quitclaim Deed from Tula C. Miles of record in Book 7702, page 251, said Register's Office.

This description is the same used in the previous deed of record.

Subject to restrictions of record in Book 1788, Page 108, Book 2802, page 369, Easements of record in Book 6548, page 73, Book 1133, page 610 and Book 1237, page 371, and all matters shown on the Plan of Record.

0062906 IDENTIF. ↑ REFERENCE

95 MAY 22 PM 2:53

FELIX ... REGISTER DAVIDSON COUNTY, TN.

3417 05/22 0101 03CHECK 445.23

unimproved ( )
This is improved (X) property, known as 5033 Briarwood Drive, Nashville, TN 37211
(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 19th day of May 19 95

Joe H. Miles, Jr.

Marcia P. Miles

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 Joe H. Miles, Jr. and wife, Marcia P. Miles

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 19th day of May, 19 95.

Commission expires June 28, 1995

Notary Public

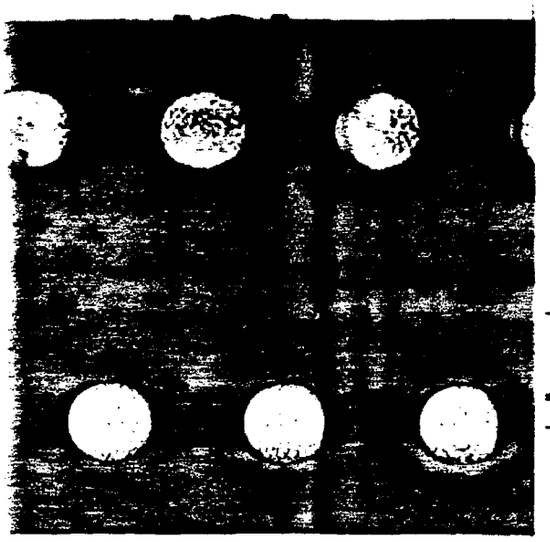
STATE OF TENNESSEE
COUNTY OF

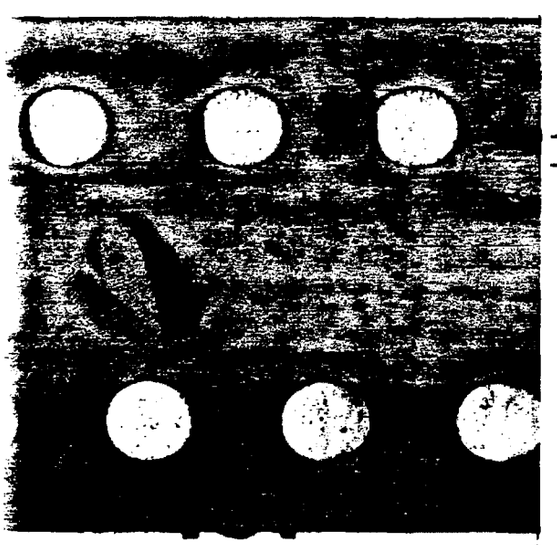
Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ 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





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	117900.00
			CON TX	436.23
			PRFEE	1.00
			WDEED	8.00
			TOTAL	445.23
			CHECK	445.23
05/22/95	01		14:54 0001	3417

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0062906
IDENTIF. & REFERENCE

95 MAY 22 PM 2:54
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 912763