BOOK 9761 PG 853

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 128,500.00

Dennis R. Miller
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th DAY OF August, 19 95

Notary Public

MY COMMISSION EXPIRES: March 27, 1998
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

SECURITY ESCROW & TITLE CO., 2323 21st Avenue South, Ste. 200, Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Dennis Ray Miller (NAME)	FIRST TENNESSEE BANK (NAME)	MAP 127
8017 Charlotte Pike (ADDRESS)	P.O. BOX 351 (ADDRESS)	PARCEL 70
Nashville, Tennessee 37221 (CITY) (STATE) (ZIP)	MEMPHIS, TENNESSEE 38101 (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, Joel W. Perry and wife, Teresa D. Perry

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Dennis Ray Miller, 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:

Land in the 9th Civil District of Davidson County, Tennessee, described as follows:

Beginning at an iron pin on the south margin of Highway No. 70 where the east boundary line of Lovell's tract crosses same and running thence with the line of tract once owned by W.B. Cox (see deed in Book 110, Page 498) south 13 degrees east 640 feet to an iron pin 19 feet south of a hickory; thence with fence south 85 degrees east 553 feet to a fence post and iron pin formerly Beech and Chestnut pointers and W.B. Cox southeast corner; thence south 15 degrees west 200 feet to an iron pin on the boundary line of said 254 acres tract; thence north 88 degrees west 480 feet to an iron pin near a spring; thence north 70 degrees west 294 feet to an iron pin which is 12 feet west of a big elm tree; thence north 41 degrees west 215 feet to an iron pin; being the southwest corner of property conveyed to R.L. Campbell of record in Book 2594, Page 597, thence with Campbell's line north 75 degrees east 190 feet to an iron stake on rock ledge; thence north 41 degrees west 225 feet to a large persimmon tree; thence north 13 degrees west 270 feet to the margin of Highway 70 and the northeast corner of Campbell's property; thence with Highway, north 73 degrees east 325 feet to point of beginning and containing 8 acres, more or less.

Being the same property conveyed to Joel W. Perry and wife, Teresa D. Perry by deed from Walter Perry and wife, Meelan E. Perry of record in Deed Book 8944, Page 259, Register's Office for said County.

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 of record.

unimproved ( )
This is improved (X) property, known as 8017 Charlotte Pike, Nashville, Tennessee 37221
(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 9th day of August, 19 95

Joel W. Perry

Joel W. Perry

Teresa D. Perry

Teresa D. Perry

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BOOK 9761 PG 854

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Joel W. Perry and wife, Teresa D. Perry

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 9th day of August, 19 95.

Commission expires March 27, 1999

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

IDENTIF. # REFERENCE

00892.48

95 AUG 14 PM 1:26

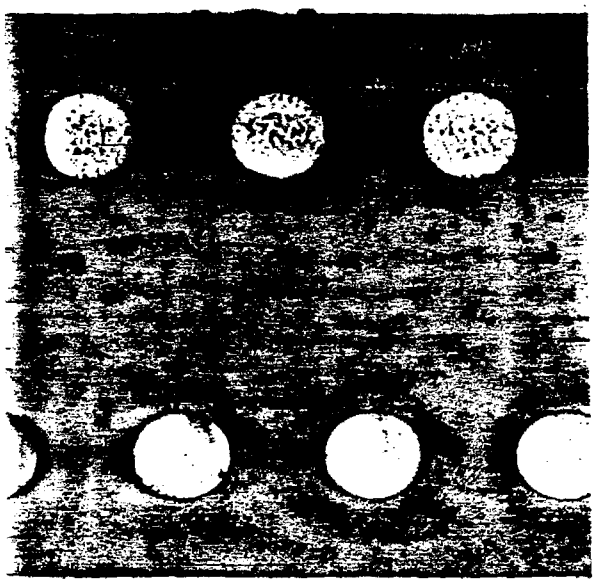
FELICIA [illegible] REGISTER
DAVIDSON COUNTY, TN.

2204 08/14 0101 03CHECK

484.45

0089249

zab



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

RECEIVED OF _____

FOR _____

BOOK 9761 PG 855

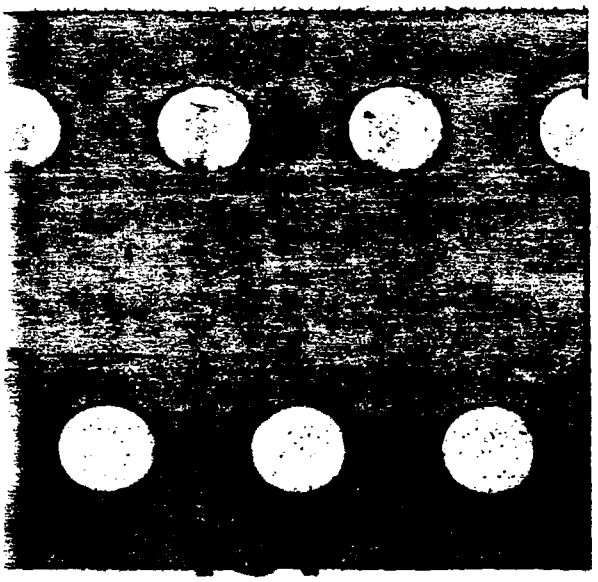
CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 128500.00
CON TX 475.45
PRFEE 1.00
WDEED 8.00
TOTAL 484.45
CHECK 484.45

08/14/95 01 13:25 0001 2204

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



00089248
IDENTIF. ↑ REFERENCE

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

No. 941193