This Instrument Prepared By:
Stokes & Bartholomew, P.A.
3310 West End Avenue, 4th Floor
Nashville TN 37203
Return to Box 50-B

ADDRESS NEW OWNER:
Cynthia F. Miller
430 English Ivy Drive
Brentwood, TN 37027

SEND TAX BILL:
To Mortgagee

MORTGAGEE:
Union Planters Bank of Middle Tennessee, N.A.
401 Union Street
Nashville, Tn 37219

MAP AND PARCEL:
MAP 161-11-D
GROUP
PARCEL 64

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, Stephen B. Fauer, an unmarried person, hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto Cynthia F. Miller, an unmarried person, hereinafter called the Grantee, her 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. 64, Building "L" on the Plan of the Subdivision Plat of Site Plan, Phase VII for Villages of Brentwood, of record in Book 6900, page 777, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.
>
> Being the same property conveyed to Stephen B. Fauer, unmarried by deed from Wanda M. Kent Nipper, of record in Book 9345, page 285, Register's Office for Davidson County, Tennessee.

This is improved property known as 430 English Ivy Dr., Brentwood, TN 37027.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and governmental regulations that may affect the premises and the following exceptions.

1. 1995 Metropolitan Government Davidson County taxes and subsequents years thereafter.
2. All matters as shown on the plan of record in Book 6900, page 777, said Register's Office.
3. Terms, conditions, easements, rights and liens as set forth in the Declaration of Covenants, Conditions and Restrictions for the Townhouses at Villages of Brentwood, and the By-Laws appended thereto, of record in Book 7231, page 789, as amended in Book 7472, page 108, said Register's Office.
4. Dedication of Open Space to Villages of Brentwood Townhouse Homeowners' Association, a Tennessee not-for-profit corporation, of record in Book 7663, page 928, said Register's Office.
5. Declaration of Annexation of Villages of Brentwood, Phase VII, of record in Book 7679, page 109, said Register's Office.
6. Articles of Amendment changing corporate name of C & S Builders, Inc. to Fox Ridge Homes, Inc., of record in Book 7634, page 226, said Register's Office.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the

said Cynthia F. Miller, an unmarried person, her heirs and assigns, forever; and I, Stephen B. Fauer, an unmarried person, do covenant with the said Grantee that I am lawfully seized and possessed of said land in fee simple, have a good right to conveya) it, and the same is unencumbered unless otherwise herein set out; and I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, her heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular shall include the plural, the plural the singular, and theb) use of any gender shall be applicable to all genders.

Witness my hand this the 31st day of August, 1995.

Stephen B. Fauer

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Stephen B. Fauer, an unmarried person, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within Warranty Deed for the purposes therein contained. Witness my hand and official seal at NASHVILLE, Tennessee, this the 31st day of August, 1995.

NOTARY PUBLIC

My Commission Expires: 11/20/96

R. L. MOORE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $ 72,000.00.

AFFIANT

Subscribed and sworn to before me this 31st day of August, 1995.

NOTARY PUBLIC
My Commission Expires: 11/20/96

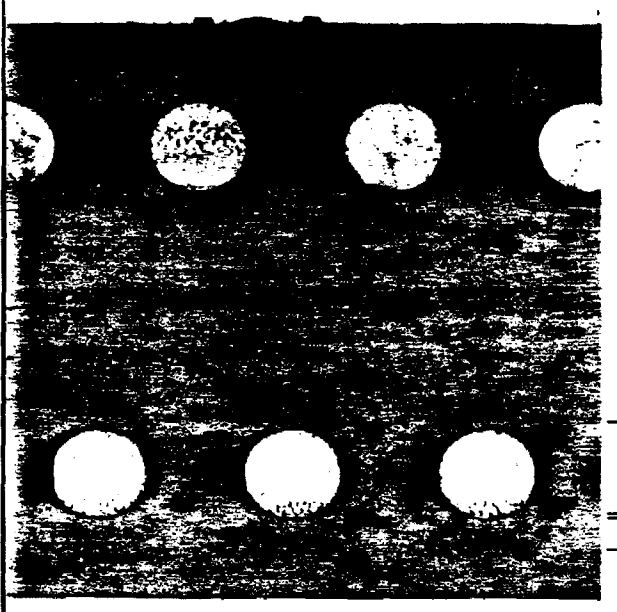
R. L. MOORE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY

1045 09/06 0101 03CHECK 225.40

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

95 SEP -6 PM 3:39
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

IDENTIF. & REFERENCE
0097463



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

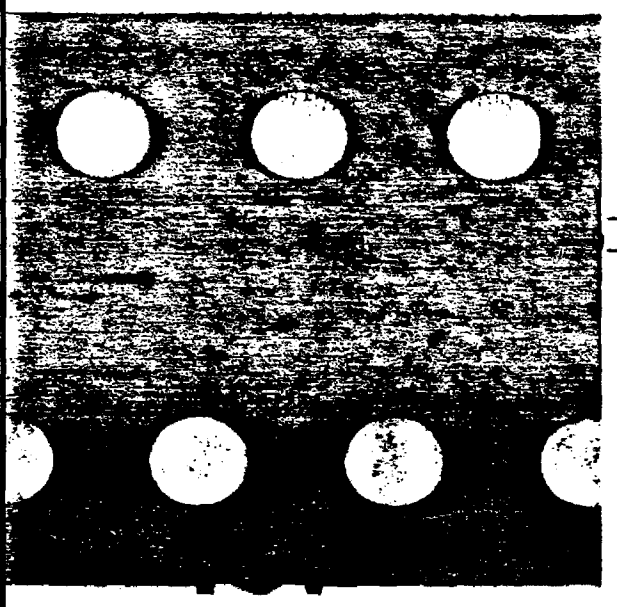
RECEIVED OF _____

FOR _____

BOOK 9786 PG 769

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 72000.00
CON TX 266.40
PRFEE 1.00
MTGFEE 8.00
TOTAL 275.40
CHECK 275.40

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

09/06/95 01 15:40 0001 1045

00097463
IDENTIF. ↑ REFERENCE

95 SEP -6 PM 3:40
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 949942