PREPARED BY (AND RETURN TO):

WILKINS & IVEY
Attorneys At Law
2405 Crestmoor Road; P.O. Box 150157
Nashville, Tennessee 37215-0157
Ph. (615) 298-3312 - Fax. 292-8746

W & I Ref: (cw/ljh) Title No: 36654
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Larry Miller 1232 Massman Drive Unit 52 Nashville, TN 37217	3813 Cleghorn II, a Partnership 3813 Cleghorn Ave. Nashville, TN 37215

TAX MAP-PARCEL NUMBERS: 107-14-A-52

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **George H. Howard, III and spouse, Lisa S. Howard,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Larry Miller,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:
To Wit:

A certain condominium apartment in Davidson County, Tennessee, being Unit No. 52 on the plan of Copperfield Terrace Condominiums, of record in Book 6250, page 50, Register's Office for said County and to which plan reference is hereby made for a more complete description thereof.

BEING the same property conveyed to George H. Howard, III, a single person, by deed from 3813 Cleghorn, II, a Tennessee Partnership, of record in Book 9102, page 284, said Register's Office.

Description Reference: Described from information contained in recorded condominium documents.

The property herein conveyed is subject to the restrictions, easements, liens and other matters set forth in the Master Deed and By-Laws of record in Book 6326, Page 790, said Register's Office, and to the matters set forth in the referenced Condominium Plan of record.

It is understood and agreed that part of the consideration for the transfer of this property is the agreement of the Grantee to assume the unpaid balance of a note secured by a second mortgage deed of trust to 3813 Cleghorn II, a Tennessee General Partnership, of record in Book 9102, page 286, said Register's Office, and that the escrow account in connection with the aforesaid deed of trust is hereby transferred unto the said Grantee. The property is subject to a Deed of Trust in Book 7783, page 440, which is not being assumed by the Purchaser.

This is improved property, known as: 1232 Massman Drive Unit 52, Nashville, TN 37217

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and

possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 8th day of September, 1995.

George Howard III
George H. Howard, III

Lisa S. Howard
Lisa S. Howard

State of Tennessee
County of Davidson

On this 8th day of September, 1995, before me the undersigned authority, personally appeared **George H. Howard, III** and **Lisa S. Howard**, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Catherine M Webb
Notary Public

My Commission Expires: 1-25-97

State of Tennessee
County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 44922.38

Larry Mills
Affiant

Sworn and subscribed before me on the 8th day of September, 1995.

Notary Public

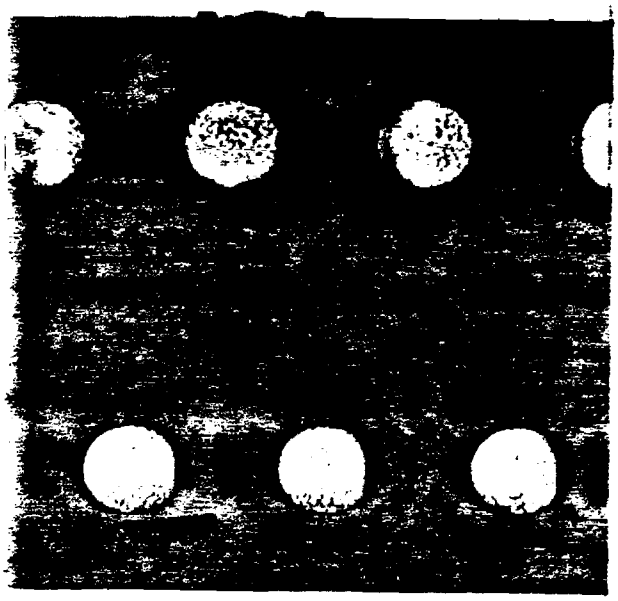
My Commission Expires:

PERCY WILKINS JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. EXP. 7/27/98

3196 09/12 01:01 03CHECK 175.13

95 SEP 12 AM 11:41
FELIX Z. WILSON REGISTER
DAVIDSON COUNTY, TN.

IDENTIF. & REFERENCE
00099470



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

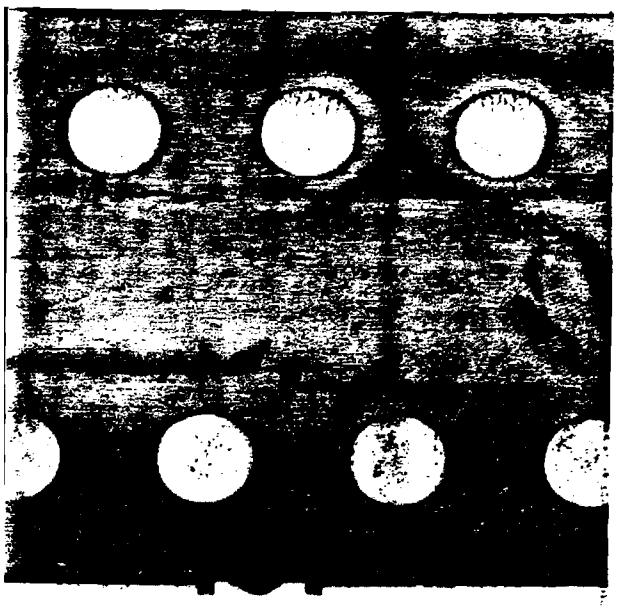
RECEIVED OF _____

FOR _____

BOOK 9792 PG 525

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



MAMT 44922.38
ERR CO
MAMT 44922.38-
CAMT 44922.38
CON TX 0.16
ERR CO
~~CON TX 0.16~~
CON TX 166.13
PRFEE 1.00
WDEED 8.00
TOTAL 175.13
CHECK 175.13

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

09/12/95 01 11:41 0001 3196

00099470
IDENTIF. ↑ REFERENCE

95 SEP 12 AM 11:41
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No.952067