INSTRUMENT PREPARED BY:
FIRST TITLE CORPORATION
1161 MURFREESBORO ROAD, STE. 324
NASHVILLE, TN 37217

FILE #: T-3442-MILLER

WARRANTY DEED

NEW OWNER NAME: John D. Miller and wife, Anita L. Miller	SEND TAX BILL TO: Same	MAP PARCEL NUMBER: 096-16-0-A/087.00 CO
STREET ADDRESS: 210 Lakebrink Drive	STREET ADDRESS:	
CITY STATE ZIP Nashville, TN 37214	CITY STATE ZIP	

THIS INDENTURE, made and entered into this 30th day of November, 1995, by and between James L. Stacks and wife, Gay Renee Stacks, party of the first part, and John D. Miller and wife, Anita L. Miller, party of the second part,

WITNESSETH: That for and in consideration of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said party of the first part has bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described real estate, situated and being in Davidson County of the State of Tennessee, to-wit:

A CERTAIN TRACT or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 81 on the Plan of Larchwood, Phase One A, Section Four, of record in Plat Book 6200, Page 924, Amended in Book 6900, Page 843, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed James L. Stacks and wife, Gay Renee Stacks, by Deed recorded February 17, 1993, in Deed Book 8867, Page 272, of the Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, their heirs, successors and assigns in fee simple forever.
And the said party of the first part does hereby covenant with the said party of the second part that they are lawfully seized in fee of the aforedescribed real estate; that they have a good right to sell and convey the same; that the same is unencumbered; and that the title and quiet possession thereto they will warrant and forever defend against the lawful claims of all persons.

The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according to their property gender and number according to the context hereof.

WITNESS the signature of the said party of the first party the day and year first above written.

James L. Stacks

Gay Renee Stacks

ACKNOWLEDGMENT PAGE OF WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Patricia Kay Neal, a Notary Public of said County and State, James L. Stacks and wife, Gay Renee Stacks, the within named bargainors, 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, at office, this 30th day of November, 1995.

My Commission Expires
5/30/99

PATRICIA KAY NEAL
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

Patricia Kay Neal
Notary Public Patricia Kay Neal

My Commission Expires MAY 30, 1999

I, or we, hereby swear or affirm that, to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is $80,330.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this 30th day of November, 1995.

My Commission Expires:
05/30/99

Patricia Kay Neal
Notary Public Patricia Kay Neal

PROPERTY ADDRESS:
210 Lakebrink Drive
Nashville, TN 37214

PATRICIA KAY NEAL
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

My Commission Expires MAY 30, 1999

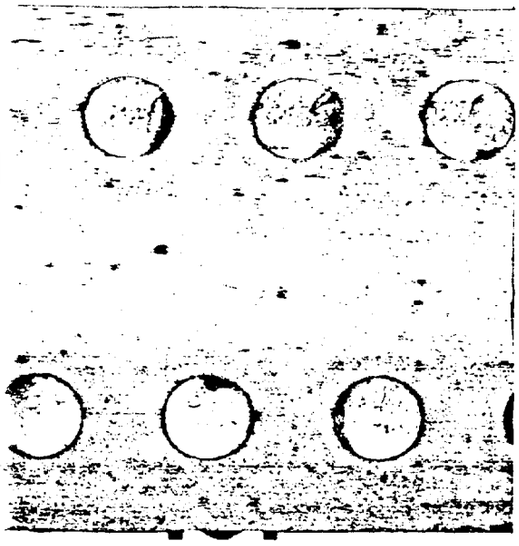
RETURN TO:
FIRST TITLE CORP
1161 MURFREESBORO RD
SUITE 324
NASHVILLE, TN 37217

3641 12/01 0101 03CHECK 306.23

95 DEC -1 PM 1:34
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

IDENTIF. & REFERENCE
0127792





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

RECEIVED OF _____

FOR _____

BOOK 9874 PG 948

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 80330.00
CON TX 297.23
RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 1.00
MDEED 8.00
TOTAL 306.23
CHECK 306.23

12/01/95 01 13:35 0001 3641

0127792
IDENTIF. ↑ REFERENCE

95 DEC -1 PM 1:34
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 982146