FILE BOX 45

WARRANTY DEED

STATE OF TENNESSEE BOOK 9945 PG 262
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 117,250.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th DAY OF February 19 96

Notary Public

MY COMMISSION EXPIRES: May 24, 1997
(AFFIX SEAL)

PATRICIA NICHOLLS NOTARY PUBLIC AT LARGE DAVIDSON CO., TENNESSEE

THIS INSTRUMENT WAS PREPARED BY
METROPOLITAN ESCROW, INC., 217 Pineway Drive, Nashville, TN 37217

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Carey R. Dean (NAME)	Norwest Mortgage, Inc. (NAME)	MAP 86-14-B
2744 Fleet Drive (ADDRESS)	P. O. Box 31728 (ADDRESS)	PARCEL 170CO
Hermitage, TN 37076 (CITY) (STATE) (ZIP)	Charlotte, NC 28231 (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, Rex Miller and wife, Paula Miller

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Carey R. Dean and Amy L. Dean

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:

BEING Lot No. 162 on the Revised Plat of Fleetwood Subdivision, Phase Two, being a Planned Unit Development, of record in Plat Book 6900, page 969, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

BEING the same property conveyed to Rex Miller, unmarried by deed from Ken Lokey Homes, Inc., of record in Book 8166, Page 617, Register's Office for said County.

This conveyance is subject to Restrictive Covenants of record in Book 7170, Page 987; and Book 7940, page 565, Register's Office for said County.

This conveyance is subject to all terms and provisions of the By-Laws of record in Book 7171, page 4, said Register's Office.

unimproved ( )
This is improved (X) property, known as 2744 Fleet Drive, Hermitage, TN 37076
(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 my hand this 9th day of February, 19 96

Rex Miller

Rex Miller

Paula Miller

Paula Miller

BOOK 9945 PG 263

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Rex Miller and wife, Paula Miller

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 instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 9th day of [illegible] 96.

Commission expires May 24, 1997

Notary Public

NOTARY PUBLIC AT LARGE
DAVIDSON CO., TENNESSEE

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 .

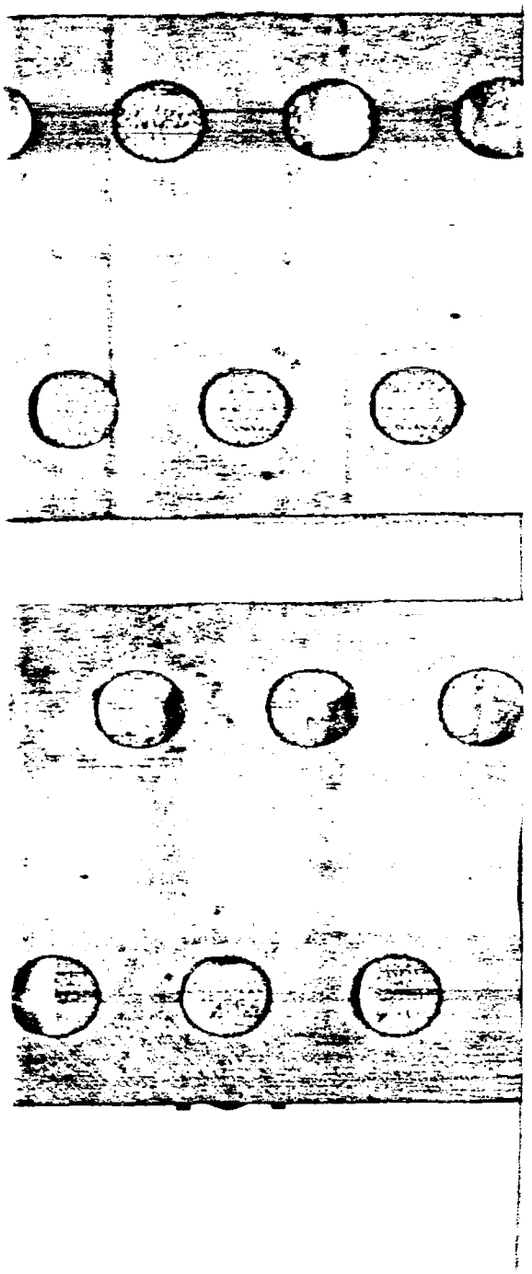
My commission expires

Notary Public

01499626
IDENTIFICATION REFERENCE

96 FEB 12 AM 11:13
FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN.

7177 02/12 0101 03CHECK 442.64



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

RECEIVED OF _____

FOR _____

BOOK 9945 PG 264

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
117250.00
CON TX 433.64
PRFEE 1.00
WDEED 8.00
TOTAL 442.64
CHECK 442.64
02/12/96 01 11:17 0001 7177

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0149626
IDENTIF. & REFERENCE

96 FEB 12 AM 11:13
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1005378