THIS INSTRUMENT PREPARED BY:
BASS, BERRY & SIMS (JCG)
2700 First American Center
Nashville, Tennessee 37238
Doc. 0443095 06/11/96 tm

QUITCLAIM DEED

BOOK 10086 PG 730

Address New Owner(s) As Follows:	Send Tax Bills To:	Map Parcel Numbers:
SCOTT P. MILLER TRUSTEE 301 Walnut Drive Nashville, Tenn. 37205	Same	Map 116-07 Parcel 84

FOR AND IN CONSIDERATION OF ONE DOLLAR ($1.00), cash in hand paid, the receipt of which is hereby acknowledged, I, ANDREW H. MILLER, by these presents do hereby quitclaim and convey unto SCOTT P. MILLER AS TRUSTEE OF THE ANDREW H. MILLER PERSONAL RESIDENCE TRUST - 1996, dated June 12, 1996, her successors and assigns, with full power to convey, sell, mortgage, lease or otherwise encumber without the joinder or consent of any beneficiary, all my right, title and interest in and to the property described on Exhibit A hereto.

The description on Exhibit A hereto is the same as that contained in the prior deed.

Said property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the premises.

This is improved property known as 301 Walnut Drive, Nashville, Tennessee 37205.

IN WITNESS WHEREOF, I have executed this instrument on this 12 day of June, 1996.

Andrew H. Miller
ANDREW H. MILLER

Scott P. Miller, wife of Andrew H. Miller, joins in this deed for the purpose of quitclaiming and conveying any and all interest she may have in the above-described parcel of land by virtue of her marriage.

Scott P. Miller
SCOTT P. MILLER

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, ANDREW H. MILLER AND SCOTT P. MILLER, 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 12th day of June, 1996.

Eugenia Jones
Notary Public

My Commission Expires:
1-29-2000

NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

BOOK 10086 PG 731

The actual consideration for this transfer is $-0-.

Scott P. Miller
SCOTT P. MILLER, Trustee

Subscribed and sworn to before me
this 12th day of June, 1996.

Virginia Hines
Notary Public

My Commission Expires:

1-29-2000

EXHIBIT A

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Being Lot No. 14 and the southerly part of Lot No. 15 on the plan of D. F. Kenner's Walnut Grove Subdivision, as of record in book 974, page 2, Register's Office for said County, described according to a survey made by S. R. Sanford, Jr., March 24, 1938, as follows:

Beginning at an iron pin on the westerly margin of Walnut Drive, at the corner of lots Nos. 13 and 14: thence with the line between said two lots, westwardly 270 feet to the easterly margin of Glenside Avenue; thence with said Avenue, northwardly 105 ft to the southerly margin of a proposed 50 foot street; thence with said proposed street, eastwardly 235 feet, more or less, to an iron pin on the westerly margin of Walnut Drive; thence with said Drive, southeastwardly 80.55 feet to the end of a curve, continuing with said Drive, southwardly 50 feet to the beginning.

Being the same property conveyed to Andrew H. Miller by deed of record in Book 10083, page 470, Register's Office for Davidson County, Tennessee. See also deed of record in Book 3183, page 133, Register's Office for Davidson County, Tennessee.

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IDENTIF. & REFERENCE

96 JUN 14 PM 12:06
FELIX [illegible] REGISTER
DAVIDSON COUNTY, TN.