File 14116
File Box 9B
(First Title & Escrow Co., Inc.)

WARRANTY DEED

THIS INSTRUMENT PREPARED BY

Gerald G. Patterson, Attorney
4301 Hillsboro Road, Suite 220
Nashville, Tennessee 37215

BOOK 10164 PG 241

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
DOUGLAS L. MILLER, JR. (NAME)	NEW OWNER (NAME)	Map 141-12
104 Morton Mill Circle (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Parcel 104
Nashville, Tennessee 37221 (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	F.B. 9D81289

FOR AND IN 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, DAVID A. DUESENBERG AND WIFE, PAMELA C. DUESENBERG

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO DOUGLAS L. MILLER, JR. AND WIFE, JANET R. MILLER

HEREINAFTER CALLED THE GRANTEES, THEIR SUCCESSORS, 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. 104 (and driveway serving said lot) on the Plan of Third Revision Morton Mill Estates, as of record in Plat Book 7900, page 561, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to David A. Duesenberg and Pamela C. Duesenberg, husband and wife by deed from Richard W. Duesenberg and Phyllis B. Duesenberg, husband and wife of record in Book 9897, page 705, said Register's Office.

This conveyance is made subject to: (1) 1996 Taxes, which have been prorated and assumed by the Grantees; (2) Restrictions of record in Book 7546, page 145, amended in Book 7936, page 704, Book 7936, page 709, Book 8079, page 804; (3) Dedication of common area of record in Book 7548, page 963; (4) Charter of record in Book 7414, page 335; and (5) All matters appearing on the Plan of record in Plat Book 7900, page 561, said Register's Office.

96 AUG 22 AM 10:40
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

IDENTIF. & REFERENCE

02-17046

unimproved ( )
This is improved (X) property, known as 104 Morton Mill Circle, Nashville, Tennessee 37221

TO HAVE AND TO HOLD the said tract or parcel of land, with the apurtenances, estate, title and interest thereto belonging to the said GRANTEES, their successors, 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, successors, assigns and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their successors, 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.

In witness whereof, the GRANTORS have hereunto set their hands (if a corporation, has caused its name to be signed hereto by its duly authorized officer) on this 16th day of August, 1996

DAVID A. DUESENBERG

Pamela C. Duesenberg
PAMELA C. DUESENBERG

STATE OF TENNESSEE
COUNTY OF Davidson

BOOK 10164 PG 242

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, DAVID A. DUESENBERG AND WIFE, PAMELA C. DUESENBERG

with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand at office, this 16 th day of August 19 96.

My commission expires 9/18/99 Notary Public

STATE OF _____
COUNTY OF _____

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, _____

with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained, and who further acknowledged that _____ is the _____ of _____ the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand at Office, this _____ day of _____, 19____.

My commission expires _____ Notary Public _____

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 157,000.00

Douglas E. Miller, Jr.
Affiant

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

MY COMMISSION EXPIRES: 11/26/96 (AFFIX SEAL)

Notary Public

WARRANTY DEED

FROM

DAVID A. DUESENBERG AND WIFE, PAMELA C. DUESENBERG

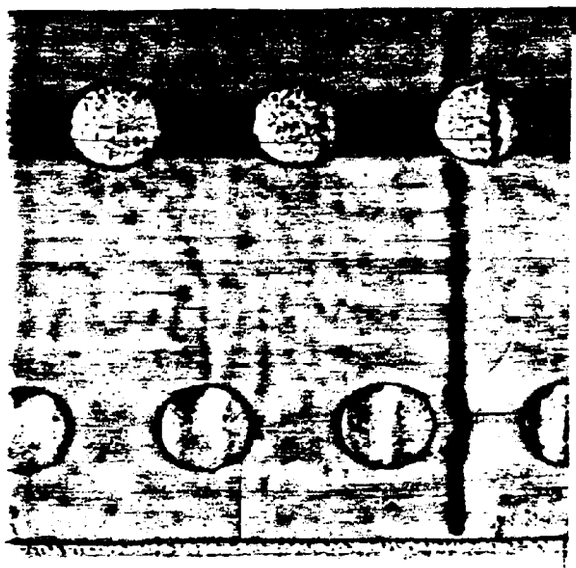
TO

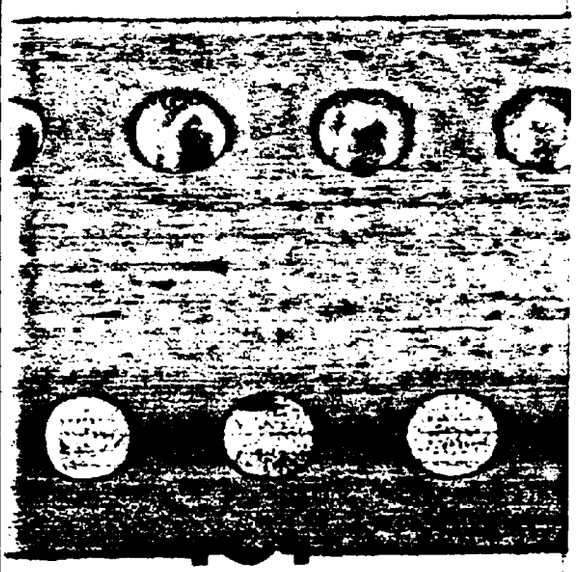
DOUGLAS L. MILLER, JR. AND WIFE, JANET R. MILLER

9703 08/22 0101 03CHECK 589.7

PLEASE RETURN TO:

First Title & Escrow Company, Inc.
Suite 11C The Paddock
229 Ward Circle
P.O. Box 926
BRENTWOOD, TENNESSEE 37024-0926





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

RECEIVED OF _____

FOR _____

BOOK 10164 PG 243

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	157000.00
			CON TX	580.90
			PRFEE	1.00
			WDEED	8.00
			TOTAL	589.90
			CHECK	589.90
08/22/96		01	10:43 0001	9703

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0217046
IDENTIF. ↑ REFERENCE

96 AUG 22 AM 10:40
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1022260