ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL
Sheree A. McReynolds 4068 Farmingham Woods Dr. Hermitage, TN. 37076	SAME	87-5A-138

[This instrument prepared by: Broker's Escrow Services, Inc.
[P.O. Box 140255, Nashville, TN. 37214 (This instrument]
[prepared from information furnished by parties]

Q U I T C L A I M D E E D

For and in consideration of love and affection (and no monetary consideration) and for the express purposes of making a reconveyance to create fee simple absolute ownership in 4068 Farmingham Woods Drive I, Richard A. Miller by these presents do hereby quit claim, grant and convey unto David J. Waynick, Trustee, his successors and assigns, all of my right, title and interest in the following described tract of land in Davidson County, Tennessee to-wit:

"SEE ATTACHED EXHIBIT "

This conveyance is made subject to a Deed of Trust of Record in Book 9359, Page 2, Register's Office for Davidson County, Tennessee, in the principal amount of $88,000.00.

[STATE OF TENNESSEE
[COUNTY OF DAVIDSON
[
[The actual consideration or value, whichever is greater
[for this transfer is $ 105,000.00

Affiant

Subscribed and sworn to before me this
26TH day of June, 1996

Notary Public

My Commission Expires: May 30, 1999

And now, I, the said David J. Waynick, Trustee, for the express purpose of carrying out the intent of this conveyance as above set out, do hereby quit claim and convey unto Sheree A. McReynolds, a married woman, a 1/2 interest as Tenants in

Common, and Richard A. Miller, a single man, a 1/2 interest as Tenants in Common, all of my interest in the same property hereinabove described and set forth, to which reference is here made, and the interest in said property is conveyed subject to the same limitations, restrictions and encumbrances as may affect the premises, as above set forth.

IN WITNESS WHEREOF we have hereunto set our hands on this the 25th day of June, 1996.

Richard A. Miller

David J. Waynick, Trustee

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 Richard A. 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 puroses therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 26th day of June , 1996.

Notary Public
My Commission Expires: May 30, 1999

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 David J. Waynick, Trustee, 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 26th day of June, 1996.

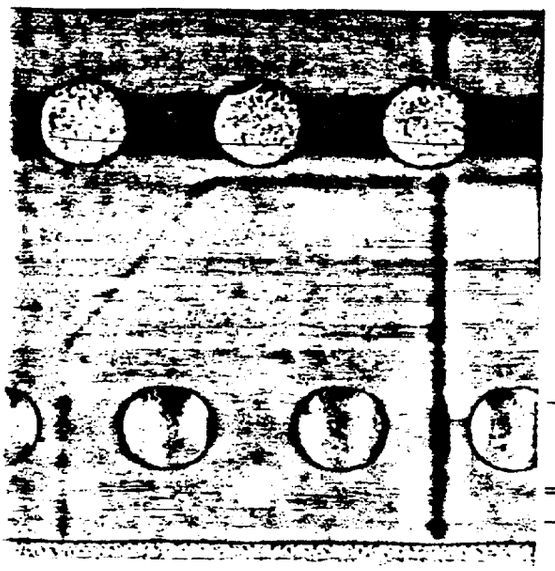
Notary Public
My Commission Expires: May 30, 1999

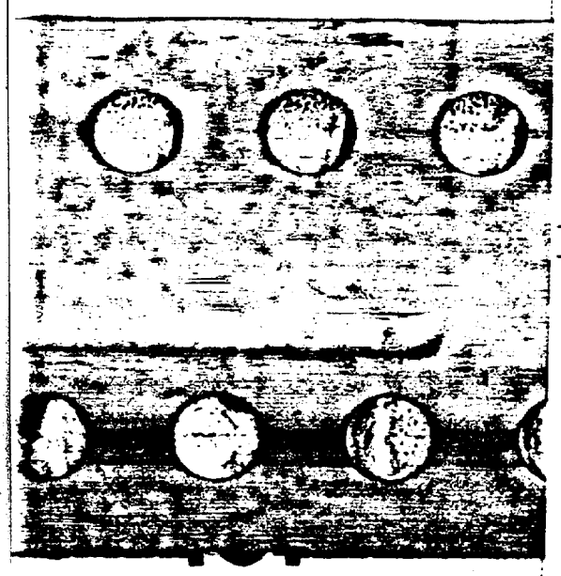
EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 166, on the Plan of Farmingham Woods, Phase III, a Planned Unit Development, of record in Plat Book 7900, page 554, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Richard A. Miller, unmarried by deed from Phillips Builders, Inc., dated December 17, 1993 as of record in Book 9209, Page 83, Register's Office for Davidson County, Tennessee.

0217521
IDENTIFICATION REFERENCE
96 AUG 23 AM 11:00
FELIX A. [illegible] REGISTER
DAVIDSON COUNTY, TN.
0193 08/23 0101 03CHECK 401.50





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

RECEIVED OF _____

FOR _____

BOOK 10165 PG 772

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	
				105000.00
			CON TX	388.50
			PRFEE	1.00
			MISC	12.00
			TOTAL	401.50
			CHECK	401.50
08/23/96	01		11:05 0001	0193

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0217521
IDENTIF. & REFERENCE

96 AUG 23 AM 11:00
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1023246