BOX 44

THIS INSTRUMENT PREPARED BY: **Wesley D. Turner** **GULLETT, SANFORD, ROBINSON & MARTIN, PLLC** 230 Fourth Avenue, North P. O. Box 198888 Nashville, Tennessee 37219-8888 (615) 244-4994	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is $217,000.00. **Affiant** Subscribed and sworn to before me, this 30th day of August, 1996. Notary Public My Commission Expires: 11/27/97

Address New Owner As Follows:	Send Tax Bills To:	Map-Parcel Number:
Tyler Gabe Miller and wife, Kimberly Ann Miller 1408 Burton Valley Road Nashville, TN 37215	SAME	131-10-048 16DA 30703

96 AUG 30 PM 2:59
FELIX Z. WILSON III REGISTER
DAVIDSON COUNTY, TN.

0220045
IDENTIF. & REFERENCE

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **THOMAS H. FORRESTER AND WIFE, CYNTHIA SELLERS FORRESTER,** hereinafter called the Grantors, have bargained and sold, and by these presents does transfer and convey unto **TYLER GABE MILLER AND WIFE, KIMBERLY ANN MILLER,** hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 105 on the Plan of Section Two, First Addition, Seven Hills, of record in Book 2663, page 51, Register's Office for Davidson County, Tennessee.

Said Lot No. 105 fronts 176.25 feet on the northerly margin of Burton Valley Road and extends back 279.3 feet on the easterly line and 177.0 feet on the westerly line to a broken line in the rear, measuring 215.4 feet thereon.

Being the same property conveyed to Thomas H. Forrester and wife, Cynthia Sellers Forrester by deed from Tandy West Wilson, IV and wife, Connie M. Wilson, of record in Book 6839, page 332, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. 1996 taxes, a lien but not yet due and payable, which have been prorated and assumed by Grantees. By acceptance of delivery of this instrument, Grantees assume and agree to pay such taxes as and when such become payable and to indemnify and hold harmless Grantors from liability and loss therefrom.

2. Matters shown on the Plan of record in Book 2663, page 51, Register's Office for said County.

3. Easement granted to Metropolitan Government of Nashville and Davidson County, Tennessee, of record in Book 4269, page 185, Register's Office for Davidson County, Tennessee.

This is improved property known as 1408 Burton Valley Road, Nashville, TN 37215.

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 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 further covenant and bind ourselves, our heirs and assigns, 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 person whomsoever.

WITNESS my hand this 30th day of August, 1996.

Thomas H. Forrester

Cynthia Sellers Forrester

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **THOMAS H. FORRESTER,** the within named bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 30th day of August, 1996.

Notary Public

My Commission Expires: 5/23/98

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

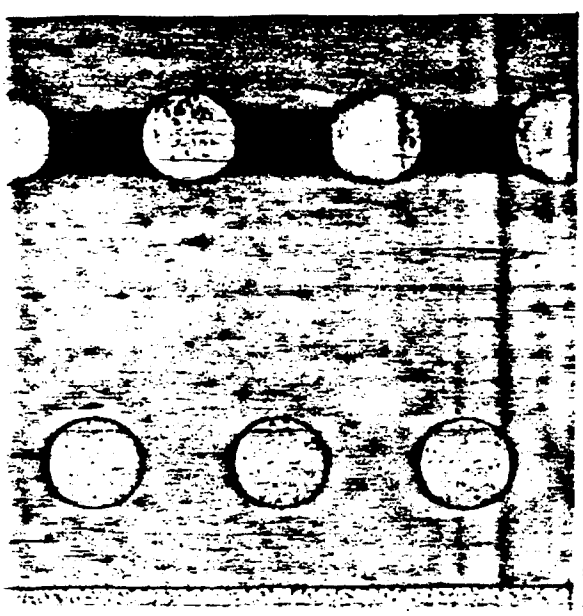
Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **CYNTHIA SELLERS FORRESTER,** the within named bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

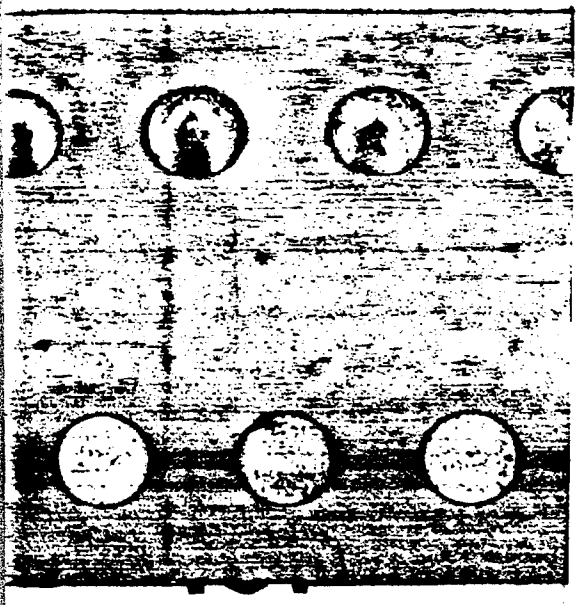
WITNESS my hand, at office, this 30th day of August, 1996.

Notary Public

My Commission Expires: 5/23/98

2018 08/01/03 03CHECK 811.90





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10173 PG 647

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	217000.00
			CON TX	802.90
			PRFEE	1.00
			WDEED	8.00
			TOTAL	811.90
			CHECK	811.90
08/30/96	01		15:01 0001	2918

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0220045
IDENTIF. ↑ REFERENCE

96 AUG 30 PM 2:59
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1025436