This Instrument Prepared By:
HAROLD REEVES, ATTORNEY P.C.
640 Spence Lane, Suite 218
Nashville, TN 37217
(615) 361-6679

File Box 24

BOOK 10205 PG 608

ADDRESS NEW OWNER:
Dennis Ray Miller
420 Elysian Fields Road, B-6
Nashville, Tennessee 37211

SEND TAX BILL:
To Mortgagee

MORTGAGEE:
GMAC Mortgage Corporation
3451 Hammond Avenue
Waterloo, Iowa 50704

MAP AND PARCEL:
MAP 133-14A
PARCEL 25 CO
6DA-58554

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, Robert S. Gregg, unmarried hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto Dennis Ray Miller, hereinafter called the Grantee, his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

A certain Condominium Unit in Davidson County, Tennessee, described as follows: Unit No B-6 in a Horizontal Property Regime of Oakcrest Condominium of record in Plat Book 5200, page 413, said Register's Office, to which plan reference is made for a more complete description.

Being the same property conveyed to Robert Sanders Gregg by deed from Steven Charles McElyea, unmarried of record in Book 7574, Page 866, Register's Office for Davidson County, Tennessee.

This is the same description as in previous deed of record.

Grantee(s) hereby assumes and agrees to pay the unpaid balance on the existing mortgage held by GMAC Mortgage Corporation of record in Book 5885, Page 264, said Register's Office, the debt secured thereby and also hereby assumes the obligations under the terms of the instruments creating the loan. The escrow account and insurance to be transferred to Grantee(s).

The premises herein conveyed is a condominium apartment established pursuant to the provisions of the Tennessee "Horizontal Property Act"as set out in Section 66-027-101 et seq. of the Tennessee Code Annotated and is subject to the provisions and requirements thereof; to the By-Laws for the administration thereof; to easements, rights and interest in favor of other unit owners and all sewer, water, electrical telephone and other utility easements now or hereafter established over, through, or upon the land embracing the regime and covenants, restrictions, options, burdens, assessments and other undertakings contained in the Master Deed establishing a Horizontal property Regime of Oakcrest Condominium, of record in Book 5884, page 960; amended in Book 9559, Page 939; By-Laws of record in Book 5884, Page 996; Charter of record in Book 8558, Page 13 and Book 5860, Page 931, Register's Office for Davidson County, Tennessee.

This is improved property known as 420 Elysian Fields Road, B-6, Nashville, TN 37211.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Dennis Ray Miller, his heirs and assigns, forever; and I, Robert S. Gregg, unmarried do covenant with the said Grantee that I am lawfully seized and possessed of said land in fee simple, have a good right to convey it; and I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, his heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular

shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this the 26th day of September, 1996.

Robert S. Gregg
Robert S. Gregg

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Robert S. Gregg, unmarried 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 Warranty Deed for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this the 26th day of September, 1996.

Grace N. Floyd
NOTARY PUBLIC

My Commission Expires: 3/22/97

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $ 27,164.60.

Dennis Ray Miller
AFFIANT

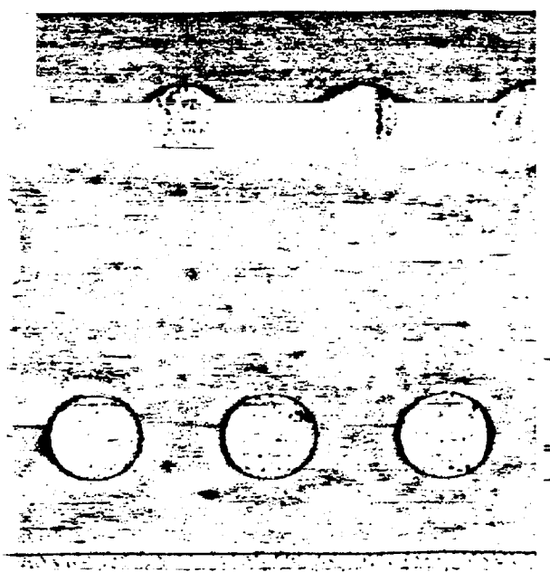
Subscribed and sworn to before me this 26th day of September, 1996.

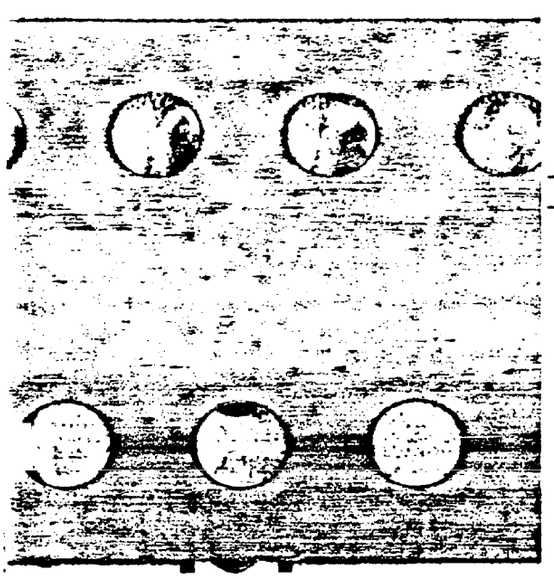
Grace N. Floyd
NOTARY PUBLIC
My Commission Expires: 3/22/97

0230113
IDENTIFICATION REFERENCE

96 SEP 27 AM 11:12
REGISTER
DAVIDSON COUNTY, TN.

3651 09/27 0101 03CHECK 109.64





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10205 PG 610

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 27164.60
				CON TX 100.64
				PRFEE 1.00
				WDEED 8.00
				TOTAL 109.64
				CHECK 109.64
09/27/96		01		11:14 0001 3651

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

95 SEP 27 AM 11:

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TENN.

0230113
IDENTIF. # REFERENCE

No. 1036050