BOOK 10265 PG 238

STATE OF TENNESSEE 7190-A
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 135,000.00

Marvin F. Jones
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th DAY OF November, 19 96.

Mark A. Ellmore
Notary Public Mark A. Ellmore, NOTARY PUBLIC AT LARGE
MY COMMISSION EXPIRES 1/20/99

THIS INSTRUMENT WAS PREPARED BY
Mark A. Ellmore, Attorney, 388 Harding Place, Suite C, Nashville, TN 37211

NAME	ADDRESS	
ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Marvin F. Jones	National City Mortgage	141-11-83
(NAME)	(NAME)	
1070 E. Memorial Drive	3232 Newmark Drive	
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRES)	
Dallas, Georgia 30132	Miamisburg, Ohio 45342	
(CITY) (STATE) (P.O. ZIP)	(CITY) (STATE) (ZIP)	

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, WE, Larry Dean Miller and wife, Sandra P. Miller

hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Marvin F. Jones, married

hereinafter called the Grantees, their 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. 23 on the Plan of Section Two, Valley West, of record in Book 3600, page 86, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Larry Dean Miller and wife, Sandra P. Miller by deed from Duane A. Ewers, filed of record in Book 9082, page 599, Register's Office for Davidson County, Tennessee.

Grantees herein, as part of the purchase price and consideration for this deed, assume and agree to pay the indebtedness evidenced by that certain deed of trust made by Larry Dean Miller and wife, Sandra P. Miller to Barclays/American Mortgage Corp., which deed of trust is recorded in the office of the Register of Deeds, Davidson County, Tennessee, in Book 9082, page 602, and note of even date thereby secured, in the original principal amount of $96,187, payable to Barclays/American Mortgage Corp. And for the same consideration Grantees hereby assume the obligations of Larry Dean Miller and wife, Sandra P. Miller, under the terms of the instruments creating the loan to indemnify the Department of Veterans Affairs to the extent of any claim payment arising from the guaranty or insurance of the indebtedness above mentioned. This liability to the Department of Veterans Affairs is under the authority of chapter 37, title 38 of the United States Code, and supersedes any State or local law barring or limiting deficiencies following foreclosure of real property.

This conveyance is made subject to any existing easements, restrictions and setback lines of record.
This is improved property known as 7206 Mark Drive, Nashville, TN 37221

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 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 and representatives, 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 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.

Witness their hand s this 13th day of November, 19 96.

Larry Dean Miller
Larry Dean Miller

Sandra P. Miller
Sandra P. Miller

BOOK 10265 PG 239

7190-A

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, Mark A. Ellmore, Jr., a Notary Public in and for said County and State, the within named Larry Dean Miller and wife, Sandra P. Miller the 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 and official seal at Nashville Tennessee, this 13th day of November, 19 96.

My commission expires 1/20/99

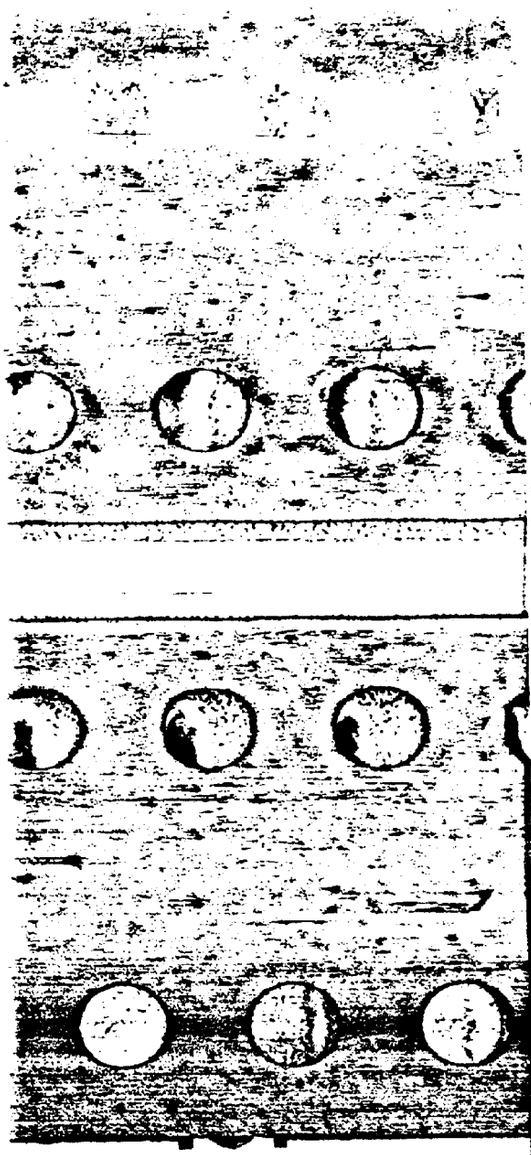
Notary Public Mark A. Ellmore, Jr.

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN.

02488396
IDENTIF. ↑ REFERENCE

96 NOV 20 PM 2:13
FELIX A. [illegible] REGISTER
DAVIDSON COUNTY, TN.

7428 11/20 0101 03CHECK 508.50



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

RECEIVED OF _____

FOR _____

BOOK 10265 PG 240

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 135000.00
				CON TX 499.50
				PRFEE 1.00
				WDEED 8.00
				TOTAL 508.50
				CHECK 508.50
11/20/96	01			14:15 0001 7428

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

IDENTIF. ↑ REFERENCE 0248396

96 NOV 20 PM 2:13

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN.

No. 1090138