File Box 29

BOOK 10277 PG 775

THIS INSTRUMENT WAS PREPARED BY:
J. Blake Freeman, Attorney
Priority Escrow Services, Inc.
51 Century Boulevard, Suite 110
Nashville, TN 37214-3614

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **BRUCE FEDERSPIEL and wife, SUSAN M. FEDERSPIEL**, hereinafter called the Grantors, have bargained and sold and by these presents do hereby transfer and convey unto Jeffery A. Miller and wife, Tina G. Miller hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in **Davidson County, Tennessee**, described as follows, to-wit:

LAND in Davidson County, Tennessee, being Lot No. 64 on the Plan of Stonemeade, Section III, as of record in Plat Book 7900, page 429, Register's Office for said County, to which plan reference is made for a more complete description.

BEING the same property conveyed to Bruce Federspiel and wife, Susan M. Federspiel by deed from Centex Real Estate Corporation, a Nevada Corporation, of record in Book 8856, page 277, Register's Office for Davidson County, Tennessee.

THIS property is conveyed subject to all applicable local government planning, building and zoning regulations; Declaration of Covenants, Conditions and Restrictions of record in Book 7701, page 290 as amended in Book 8349, page 43; Book 8517, page 992 and Book 8810, page 840; Association Charter filed in Book 7920, page 728; and all matters as shown on the recorded plat.

This is improved property known as: **4729 Holly Springs Road, Nashville, TN 37221**

TO HAVE AND TO HOLD the same 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 and 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 our hands this 3rd day of November, 1996

Bruce Federspiel

Susan M. Federspiel

Susan M. Federspiel

0251890
IDENTIF. ▲ REFERENCE

96 DEC -3 AM 10: 14
REGISTER
DAVIDSON COUNTY, TN.

BOOK 10277 PG 776

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this 3rd day of November, 1996, before me personally appeared Bruce Federspiel, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged that he(they) executed the same as his(their) free act and deed.

Witness my hand and official seal.

NOTARY PUBLIC
STEPHEN F. PELUSO

My Commission Expires:
1/29/2000

STEPHEN F. PELUSO NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this 3rd day of NOVEMBER, 1996, before me personally appeared Susan M. Federspiel, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged that he(they) executed the same as his(their) free act and deed.

Witness my hand and official seal.

NOTARY PUBLIC
STEPHEN F. PELUSO

My Commission Expires:
1/29/2000

STEPHEN F. PELUSO NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

* *

STATE OF TENNESSEE

1141 12/03 0101 03CHECK 656.50

COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $ 175,000.00.

Affiant

Subscribed and sworn to before me this 27th day of November, 1996

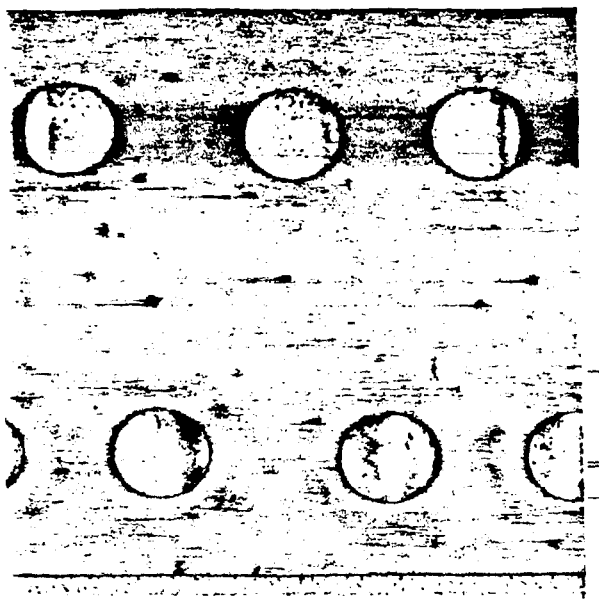
Notary Public

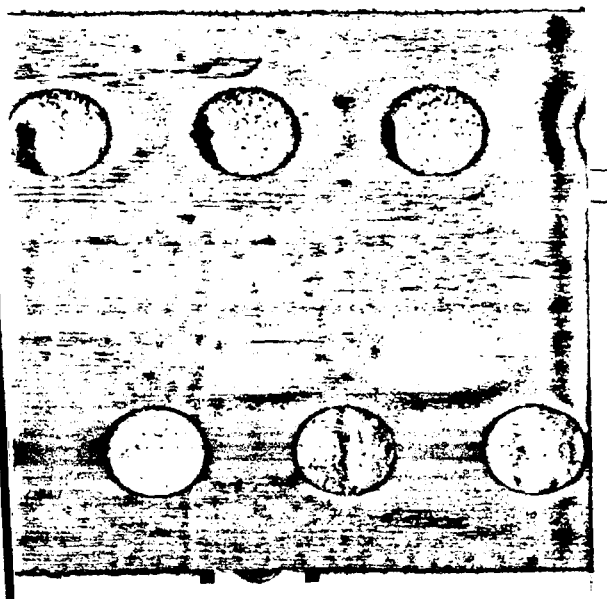
My Commission Expires: 3/27/99

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

* *

ADDRESS NEW OWNER(S):	SEND TAX BILL TO:	MAP-PARCEL:
Jeffery A. Miller Tina G. Miller 4729 Holly Springs Road	Boatmen's National Mortgage 4041 Knight Arnold Road Memphis, TN 38118	Map: 155-15 Group: A Parcel: 64





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10277 PG 777

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
175000.00
CON TX 647.50
PRFEE 1.00
WDEED 8.00
TOTAL 656.50
CHECK 656.50

12/03/96 01 10:14 0001 1141

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0251890
IDENTIF. ↑ REFERENCE

96 DEC -3 AM 10: 14
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1093812