FORM NO WD-1

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICH EVER IS GREATER, FOR THIS TRANSFER IS $ 130,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th DAY OF MARCH 19 97

Notary Public

MY COMMISSION EXPIRES

(AFFIX SEAL)

NOTARY PUBLIC EXP 9/26/98 AT LARGE DAVIDSON COUNTY, TN

BOOK 10382 PG 646

THIS INSTRUMENT WAS PREPARED BY
SATURN & MAZER, Attorneys, 212 Third Avenue, North, Nashville, Tennessee 37201
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	PARCEL NUMBERS
DARRIN J. MILLER et ux (NAME)	S A M E (NAME)	149-1-B-11
4621 Billingsgate Road (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	2DX 7514
Antioch, Tennessee 37013 (CITY) (STATE) (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 HUNG H. NGUYEN and wife, HUONG T. NGUYEN

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO DARRIN J. MILLER and wife, LISA L. MILLER

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. 326, on the Plan of Piccadilly Square, Phase 3, of record in Plat Book 6250, Page 892, 893, and 894, Register's Office for said County, to which reference is made for a more complete description.

BEING the same property conveyed to Hung H. Nguyen and wife, Huong T. Nguyen by deed from Robert B. Wann and wife, Cheryl A. Wann of record in Book 9062, Page 414, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to any and all existing restrictions and easements of record.

MAIL ENV.

97 MAR 18 AM 8:45
FELIX Z. MARTIN, REGISTER
DAVIDSON COUNTY, TN.

IDENTIFICATION REFERENCE 0283862

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

unimproved
This is improved X property, known as 4621 Billingsgate Road, Antioch, Tennessee 37013
(House Number) (Street) (P O Address) (City or Town) (Postal Zip)

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 our hand s this 14th day of March, 19 97

Hung H. Nguyen by Heath A. Mazer, attorney in fact
HUNG H. NGUYEN

Huong T. Nguyen by Heath A. Mazer attorney in fact
HUONG T. NGUYEN

BOOK 10382 PG 647

STATE OF TENNESSEE
Davidson County

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

_____

_____

the bargainor_____, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that _____executed the within instrument for the purposes therein contained.

Witness my hand and official seal at _____, Tennessee, this _____ day of _____, 19____.

_____Notary Public

Commission Expires_____

STATE OF TENNESSEE
Davidson County

Before me, _____a Notary Public in and for the State and County aforesaid, personally appeared _____

_____

_____

with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the _____

_____of the _____

a corporation, and that he as such _____, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as _____.

Witness my hand and official seal at _____, _____, this _____day of _____, 19____.

_____Notary Public

Commission Expires_____

WARRANTY DEED

FROM

TO

8036 03/18 0101 03CHECK 490.00

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this the 14th day of March, 1997, before me personally appeared ALAN D. MAZER to be known to be the person who executed the foregoing instrument in behalf of HUNG H. NGUYEN and wife, HUONG T. NGUYEN as their attorney-in-fact, and acknowledged that he executed the same as the free act and deed of the said HUNG H. NGUYEN and wife, HUONG T. NGUYEN as though they had personally acted.

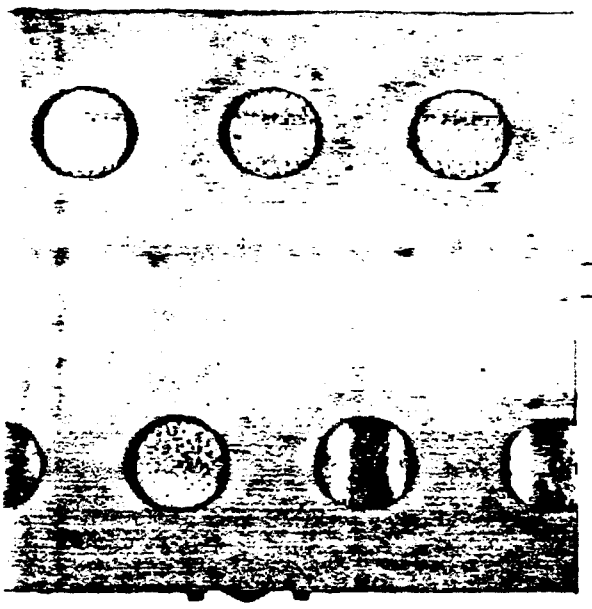
WITNESS my hand and official seal at Nashville, Tennessee, this the 14th day of March, 1997.

D. N. McMACKIN NOTARY PUBLIC EXP. MARCH 1, 2000 DAVIDSON COUNTY, TN

NOTARY PUBLIC

My Commission Expires:





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10382 PG 648

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 130000.00
CON TX 481.00
PRFEE 1.00
WDEED 8.00
TOTAL 490.00
CHECK 490.00

03/18/97 01 08:47 0001 B036

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0283862
IDENTIF. ↑ REFERENCE

97 MAR 18 AM 8:45
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1128365