Prepared by: Lehman Land Title, Inc., 5211 Maryland Way, Suite 1060, Brentwood, Tennessee 37027
This document prepared by information furnished by the parties.

QUITCLAIM DEED

BOOK 10720 PG 649

Address of New Owner:	Send Tax Bills to:	Map & Parcel:
Tom Miller et al	CAPSOURCE MORTGAGE CORPORATION	129-8-73
6211 Harding Road	14850 Quorum Drive, #550	7DZ 881
Nashville, TN 37205	Dallas, TX 75240	

FOR AND IN CONSIDERATION OF Ten Dollars ($10.00) cash in hand paid, the receipt of which is hereby acknowledged, Tom Miller and wife, Barbara Miller by these presents do hereby quitclaim and convey unto Tom Miller and wife, Barbara Miller and T. Clark Miller, their successors and assigns, all their right, title and interest in and to the following described tract of land:

Being Lot No. 50 on the Plan of Section I, Warner Park Valley, of record in Book 3600, pages 12, 13 and 14, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of said lot.

Being the same property conveyed to Tom Miller and wife, Barbara Miller by deed from Richard Duitz and wife, Sharon Duitz of record in Book 10595, page 730, Registers' Office for Davidson County, Tennessee.

This conveyance is subject to a lien of a deed of trust of record in Book 10595, page 733, Reigster's Office for Davidson County, Tennessee, in the original sum of $94,550.00, which the Grantees hereby assume and agree to pay by accepting delivery hereof. The Grantor(s) hereby transfer to the Grantees all right, title and interest in and to that certain escrow account held on deposit by CAPSOURCE MORTGAGE CORPORATION for the benefit of the aforedescribed deed of trust of record.

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the premises.

Witness my/our hand(s) this 9th day of December, 1997, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Tom Miller

Barbara Miller

97 DEC 15 PM 1:36
FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN.

1069 12/15 0101 01CASH 8.00

PICK-UP

03800028
IDENTIFICATION/REFERENCE

STATE OF TENNESSEE
COUNTY OF _____

The actual consideration or value whichever is greater, for this transfer is $-0-.

T. Clark Miller
Affiant

Sworn to and subscribed to before me, this the 15th day of December 1997.

Notary Deputy Register ~~Commission Expires:~~ _____

STATE OF TEXAS
COUNTY OF DALLAS

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Tom Miller and wife, Barbara Miller, the within named bargainor(s), with whom I am personally acquainted (or proved to be on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and seal at office this 9th day of December, 1997.

My Commission Expires:

1-21-02

Ann Graves
Notary

ANN GRAVES
MY COMMISSION EXPIRES
January 21, 2002

STATE OF _____
COUNTY OF _____

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared _____ and who, upon oath, acknowledged him/herself to be _____ of _____, the within named bargainor, a corporation, and who as such agent, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation.

Witness my hand and seal at office this _____ day of _____, 1996.

My Commission Expires:

_____

_____
Notary