This instrument was prepared by John G. Doak, Attorney
Firm of WARFIELD & ENTREKIN, Attorneys, American Trust Bldg,. Nashville, Tenn.

WARRANTY DEED

BOOK 3916 PAGE 32

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Moses DeWitt Miller, Jr.	Dobson & Johnson	8D 63155
(NAME:)	(NAME:)	Map 116-13
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Par. 65
Nashville, Tennessee	Nashville	
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

For and in Consideration of the sum of TEN AND NO/100----------

----------($10.00)----------*DOLLARS*

cash in hand paid by Moses DeWitt Miller, Jr., and wife, Betty Sue Miller, and other good and valuable considerations, receipt of all of which is hereby acknowledged, and the agreement by Moses DeWitt Miller, Jr., and wife, Betty Sue Miller, to assume the unpaid balance of a note in the original amount of $21,000.00, payable to Dobson & Johnson, Inc., said note is secured by a Deed of Trust of record in Book 3628, page 107, Register's Office for Davidson County, Tennessee.

We, Ernest F. Richards, Jr. and wife, Madelyn L. Richards,
have bargained and sold, and by these presents do transfer and convey unto
the said Moses DeWitt Miller, Jr., and wife, Betty Sue Miller, 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. 31 on the Plan of Harding Park, as of record in Book 2331, page 120, Register's Office for said County, described as follows:

BEGINNING at a point in the northeasterly margin of Sedberry Road at the corner of Lots 30 and 31; thence with the line between said lots, northeasterly 230 feet to a corner of Lot 55; thence with the line between Lots 31 and 55, southeasterly 141 feet to the westerly margin of Post Road; thence with the margin of the same, southerly 170 feet to the beginning of a curve; thence around said curve, southwesterly 35.9 feet to the margin of Sedberry Road; thence with the margin of the same, northwesterly partially around a slight curve, 213.8 feet to the point of beginning.

BEING the same property conveyed to Ernest F. Richards, Jr. and wife, Madelyn L. Richards, by deed from Harold Eugene Wilson and wife, as of record in Book 3614, page 191, said Register's Office.

CONVEYANCE of this property is made subject to restrictions of record in Book 2542, page 486, said Register's Office, and the Plan of record in Book 2331, page 120, said Register's Office, which shows an Owner's Certificate, a 50 foot setback line from Post Road and an 80 foot setback line from Sedberry Road and a 10 foot easement along the northerly side line for public utilities.

unimproved ( )
This is improved ( ) property, known as ..... Nashville, Tennessee
(House Number) (Street) P. O. Address: (City or Town)

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Moses DeWitt Miller, Jr, and wife, Betty Sue Miller, their *heirs and assigns, forever.*

And we *do covenant with the said* Moses DeWitt Miller, Jr., and wife, Betty Sue Miller *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,* except for a Deed of Trust of record in Book 3628, page 107, Register's Office for Davidson County, Tennessee, and current taxes.

And we, Ernest F. Richards, Jr., and wife, Madelyn L. Richards, *do further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to the said land to the said* Moses DeWitt Miller, Jr., and wife, Betty Sue Miller, their *heirs and assigns against the lawful claims of all persons whomsoever.*

Witness our *hands this* 15th *day of* July, *19* 65, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

ERNEST F. RICHARDS, JR.

MADELYN L. RICHARDS

RECORDER'S MEMO:
Legibility of Writing, Typing or Printing in This Document Unsatisfactory When Received.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Richard D. Sweeney, *a Notary Public in and for said County and State, the within named* Ernest F. Richards, Jr., and wife, Madelyn L. Richards

the bargainor s., with whom I am personally acquainted, and who acknowledged that they *executed the within instrument for the purposes therein contained.*

Witness my hand and official seal at Nashville, *Tennessee, this* 15th *day of* July, *19* 65.

Notary Public.

Commission Expires July 22, 1967.

STATE OF
COUNTY OF

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, and who acknowledged that executed the within instrument for the purposes therein contained.

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

....., *Notary Public.*

Commission Expires.....

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, ..., *a Notary Public of the State and County aforesaid, personally appeared....., with whom I am personally acquainted, and who, upon oath, acknowledged.....self to be..... .....of the ....., the within named bargainor, a corporation, and that .....he as such....., being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by.....self as.....*

Witness my hand and seal, at office in....., this.....day of....., 19.....

.....
Notary Public

Commission Expires.....

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STATE TAX $ 34.43
PROBATE
TOTAL $ 34.93

JUL 26 1965

R. E. WORRALL
COUNTY COURT CLERK
DAVIDSON COUNTY, TENN.
PAID JUL 26 1965

American Trust Escrow

WARRANTY DEED

FROM

Ernest F. Richards, Jr. and wife, Madelyn L. Richards

TO

Moses DeWitt Miller, Jr., and wife, Betty Sue Miller

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY
STATE OF TENN.

JUL 26 10 11 AM 65

RECORDED

DEP. REG.

Compliments of

Guaranty Title Company

A Division of

Kansas City Title Insurance Company

American Trust Building

S. W. Cor. Third & Union

NASHVILLE, TENNESSEE