This Instrument Was Prepared By
REAU E. FOLK, JR., Attorney
Stahlman Bldg., Nashville, Tenn.

BOOK 3924 PAGE 41

WARRANTY DEED

TTC 181595

REAU E. FOLK, JR. FORM

MAP-PARCEL NUMBER(S)	NAME AND ADDRESS OF NEW OWNER(S)	SEND TAX BILLS TO
MAP 72-03 PAR 145 MS	Mr. & Mrs. Leonard H. Miller 2129 ~~Kelly Street~~ Augusta, Georgia	Home Federal S&L Association L & C Tower Nashville, Tennessee
FIELD BOOK NUMBER(S)	STREET ADDRESS OF SUBJECT PROPERTY (IF IMPROVED)	LOAN OR ACCOUNT NO.
15D-20540	1219 Howard Avenue	PROPERTY IS [X] IMPROVED [ ] UNIMPROVED

EACH BOOK AND PAGE NUMBER REFERRED TO HEREIN, UNLESS OTHERWISE DESIGNATED, IS IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

For and in consideration of the sum of TEN DOLLARS ($10.00) and other good and valuable considerations, the receipt of all of which is hereby acknowledged,

DAVID L. McDONALD and wife, MARIAN D. McDONALD,
hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto LEONARD H. MILLER and wife, CHARLOTTE H. MILLER,

hereinafter called the Grantee, his heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being the easterly 50 feet of Lot No. 162 on the Plan of Inglewood Place, of record in Book 332, page 101.

Said part of said lot fronts 50 feet on the northerly side of Howard Avenue and runs back between parallel lines 205 feet to a dead line.

Being the same property conveyed to David L. McDonald and wife, Marian D. McDonald, by deed from Ada O. Whisenhunt and husband, of record in Book 2448, page 467.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the Grantee, his heirs, successors and assigns, forever.

And the Grantor covenants with the Grantee that he is lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, except for 1965 Taxes, which have been prorated and assumed by the Grantees.

The Grantor further covenants and binds himself, his heirs, successors and representatives to warrant and defend the title to the said land to the Grantee, his heirs, successors and assigns against the lawful claims of all persons.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

In witness whereof, the Grantor has hereunto set his hand (if a corporation, has caused its name to be signed hereto by its duly authorized officers) on this the 16th day of August, 1965.

Marian D. McDonald
Marian D. McDonald

David L. McDonald
David L. McDonald

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BOOK 3924 PAGE 42

Before me, Elizabeth Young, a Notary Public in and for the State and County aforesaid, personally appeared the within named David L. McDonald and wife, Marian D. McDonald, 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, the 16th day of August, 1965.

My commission expires: July 27, 1969

Notary Public

STATE OF
COUNTY OF

Before me, _____, a Notary Public in and for the State and County aforesaid, personally appeared the within named _____

the bargainor(s), 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, the _____ day of _____, 19____.

My commission expires:

Notary Public

WARRANTY DEED
REF:cr

FROM
DAVID L. McDONALD and wife,

TO
LEONARD H. MILLER and wife,

Medlin Realty Co.

93335

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY
STATE OF TENN

AUG 16 1 59 PM '65

NOTED: BOOK 112 PAGE 254
RECORDING FEE $ 2.00
DEP. REG. 2

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, _____, a Notary Public in and for the State and County aforesaid, personally appeared _____ and _____, with whom I am personally acquainted, and who upon oath acknowledged _____ to be the _____ and _____ respectively, of _____, a corporation, the bargainor, and that _____ as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the said corporation by the said _____ as such _____, and attesting the same by the said _____ as such _____.

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

My commission expires:

Notary Public

STATE TAX $ 12.10
PROBATE $ .50
TOTAL $ 12.60
AUG 16 1965
REGISTER'S OFFICE
COUNTY COURT CLERK
DAVIDSON COUNTY, TENN.