James W. Mears (NAME)	Murphree Mtg. Company (NAME)	MAP 34-5
Gates Road (STREET ADDRESS OR ROUTE NUMBER)	226-3rd Avenue North (STREET ADDRESS)	PAR 22
Goodlettsville, Tennessee (CITY) (P. O. ZONE) (STATE)	Nashville, Tennessee (CITY) (ZONE) (STATE)	

For and in consideration of the sum of $10.00 TEN AND NO/100 DOLLARS Cash in hand paid by the grantees herein, and other good and valuable considerations, the receipt of which is hereby acknowledged, and for the further consideration that the grantees herein assume and agree to pay the remaining unpaid balance of a note dated Jan. 30, 1963, executed by Charles F. Miller and wife, payable to Murphree Mortgage Company, for the original sum of $14,950.00, with interest as set out in said note; both principal and interest payable $82.67 monthly, beginning Mar. 1, 1963, final payment due Feb. 1,1993, and said debt secured by a deed of trust of record in Book 3541, page 287, Register's Office for Davidson County, Tennessee, and by instrument of record in Book 3542, page 241, said debt was assigned to Beneficial Mutual Savings Bank,

WE, CHARLES F. MILLER AND WIFE, MAXINE L. MILLER, have bargained and sold, and by these presents do transfer and convey unto the said JAMES W. MEARS AND WIFE, DOREEN WARD MEARS, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Being Lot No. 9 on the Plan of Gatewood, Section 1, as of record in Book 3300, page 47-52, inclusive, Register's Office for said County.
Said Lot No. 9 fronts 92 feet on the east side of Gates Road, and extends back 193.8 feet on the southerly line and 220.9 feet on the northerly line, which is a broken line, to a dead line in the rear on which it measures 32.5 feet.
Being the same property conveyed to Charles F. Miller and wife, Maxine L. Miller, by deed from Fieldcrest, Inc., as of record in Book 3504, page 85, said Register's Office.

PREPARED BY
C. H. BRILEY, JR., ATTORNEY
320 UNION STREET
NASHVILLE, TENNESSEE 37219

This is (unimproved / improved) property, known as 304 (House Number) Gates Road (Street) Goodlettsville, Tennessee (P. O. Address: City or Town) (Postal Zone)

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.

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.

Witness our hands this 15 day of May 19 67

Maxine L. Miller — Charles F. Miller

STATE TAX $ 23.69
PROBATE .50
TOTAL $ 24.19

PAID MAY 15 1967
R. E. WOODALL
COUNTY COURT CLERK
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
DAVIDSON COUNTY

Personally appeared before me, [illegible], a Notary Public in and for said County and State, the within named Charles F. Miller and wife, Maxine L. Miller, the bargainors, 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 15 day of May, 19 67.

Commission expires 2/10/70 Notary Public [illegible]

TENNESSEE TITLE COMPANY

71763

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY
STATE OF TENN

MAY 15 3 40 PM '67
NOTED BOOK 116 PAGE 419
RECORDING FEE $ 2.00
DEP. REG. m

Warranty Deed
G-196499-1mm
FROM CHARLES F. MILLER, ET UX.
To JAMES W. MEARS, ET UX.

Published by TENNESSEE TITLE COMPANY
NASHVILLE, TENNESSEE
Zone Office
LAWYERS TITLE INSURANCE CORPORATION
FORM NO. 1004 - REVISED