BOOK 4206 PAGE 782

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Edward Miller (NAME)	Security Federal(Melrose Br.) (NAME)	Map. 143
Box 356, Route #5 (STREET ADDRESS OR ROUTE NUMBER)	2700 Franklin Road, (STREET ADDRESS)	Par. 15
Highway 100 Nashville, Tennessee. (CITY) (P. O. ZONE) (STATE)	Nashville, Tenn. 37204 (CITY) (ZONE) (STATE)	PW

For and in Consideration of the sum of TEN AND NO/100 ($10.00)---------- *DOLLARS*

and other good and valuable considerations accepted as cash, receipt of which is hereby acknowledged, including the assumption to pay an indebtedness as evidenced by an instrument of record in Book 2771, page 355, Register's Office for Davidson County, Tennessee.

This Instrument Was Prepared By

Phillip Saindon (ep)

Of The Law Firm Pedigo & Saindon
Stahlman Building: Nashville, Tennessee

We, Daniel Byron Weimar and wife, Bernadette Weimar,

have bargained and sold, and by these presents do transfer and convey unto the said Edward Miller and wife, Barbara Jean 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 the 9th, formerly the 14th, Civil District of Davidson County, Tennessee, described as follows:

Beginning at a point in the northwesterly margin of the Nashville, Chattanooga and St. Louis Railroad right-of-way, the northeast corner of the property devised to Jennie V. Binkley, by Will of Angeline Binkley, as of record in Will Book 35, page 539, County Court for said County, and being immediately west of Vaughan's Gap Station; thence north 67½° west 262 feet, more or less, to a post, Jennie V. Binkley's northwest corner; thence south 34½° west with Jennie V. Binkley's westerly line, 155 feet to a stake, Jennie V. Binkley's southwest corner, also being a corner of the W. W. Owen tract; thence south 68¼° west with W. W. Owen's line, 294 feet, more or less, to a walnut stump, Owen's corner; thence north 4¼° east 59 feet to a stake the southeast corner of a 5 acre tract conveyed to Angeline Binkley by deed from W. R. Knight, of record in Book 159, page 12, Register's Office for said County; thence north 87½° west 220 feet to a stake, the southwest corner of the above mentioned 5 acre tract; thence north 4¼° east, with the west line of the above mentioned 5 acre tract, 611 feet, more or less, to an oak, the southeast corner of a 2 acre tract conveyed to C. M. Cavender, by deed from W. R. Knight, of record in Book 159, page 328, said Register's Office; thence approximately south 47° east 303 feet, more or less, to a point in the east line of the above mentioned 5 acre tract 15 feet south of the stake set in the northwest corner

(CONTINUED)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 28,500.00

Edward Miller
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19 DAY OF January 1968

MY COMMISSION EXPIRES: 5/10/70 (AFFIX SEAL)

Renee F. Weimar
Notary Public

of the property conveyed to Angeline Binkley, by deed from J. R. and C. V. Binkley, of record in Book 123, page 112, said Register's Office; thence south 4¼° west with the west line of the property conveyed to Laura Belle Leech, et al, by deed from Melvina Tarkington of record in Book 892, page 636, said Register's Office, 75 feet to a point in the east line of the above mentioned 5 acre tract; thence approximately south 83° east and parallel with the north line of the Laura Belle Leech property passing the north margin of a graveyard in the northeast corner of the property herein described 700 feet, more or less, to the northwest margin of the Nashville, Chattanooga and St. Louis Railroad right-of-way, Laura Belle Leech's southeast corner; thence south 27° west 300 feet, more or less, to the point of beginning.

Included in the above description is a 16 foot right-of-way running along and parallel with the northwest margin of the Nashville, Chattanooga and St. Louis Railroad right-of-way created in deed to R. V. Tarkington and wife, Gussie Tarkington, of record in Book 892, page 283, said Register's Office.

Being the same property conveyed to Daniel Byron Weimar and wife, Bernadette Weimar, by deed from Blake L. Warren and wife, Leona T. Warren, of record in Book 2639, page 5, Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved ( ) property, known as ..... (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 Edward Miller and wife, Barbara Jean Miller *their heirs and assigns, forever.*

And we *do covenant with the said* Edward Miller and wife, Barbara Jean 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 as noted above.

And we, Daniel Byron Weimar and wife, Bernadette Weimar *do further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to the said land to the said* Edward Miller and wife, Barbara Jean Miller *their heirs and assigns against the lawful claims of all persons whomsoever.*

Witness our *hand* s *this* 22 *day of* January, *19* 68, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Daniel Byron Weimar

Bernadette Weimar

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, ..., *a Notary Public in and for said County and State, the within named* Daniel Byron Weimar and wife, Bernadette Weimar .....

*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* ..... *day of* January, *19* 68.

....., *Notary Public.*

Commission Expires .....

STATE OF FLORIDA
COUNTY OF DUVAL

Personally appeared before me, W. A. Nichols, Jr., *a Notary Public in and for said County and State, the within named* Daniel Byron Weimar and wife, Bernadette Weimar .....

*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 Jacksonville, Florida, *this* 22nd *day of* January, *19* 68.

W. A. Nichols, Jr., *Notary Public.*

Commission Expires Notary Public, State of Florida at Large My commission expires Nov. 22, 1968 Bonded by The Travelers Indemnity Company

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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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OAKES-SMITH REALTORS

WARRANTY DEED

FROM

DANIEL BYRON WEIMAR, ET UX

TO

EDWARD MILLER, ET UX

035 51

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY
STATE OF TENN

JAN 24 8 57 AM '68

NOTED BOOK 118 PAGE 164

RECORDING FEE $ 6.00

DEP. REG. ER

Compliments of

GUARANTY TITLE

Office of

CHICAGO TITLE INSURANCE COMPANY

American Trust Building

S. W. Cor. Third & Union

NASHVILLE, TENNESSEE

PEDIGO & SAINDON

STATE TAX $ 21.10

PROBATE .50

TOTAL $ 74.60

JAN 24 1968

FELIX Z. WILSON, II
COUNTY REGISTER
DAVIDSON COUNTY, TENN.