WARRANTY DEED

BOOK 4208 PAGE 300

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Carl V. & Nell W. Miller	Southern Fed. Sav. & Loan Assoc.	M 130-5
(NAME:)	(NAME:)	
112 Taggart Avenue	5 White Bridge Road	SIA P. 82
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tennessee	Nashville, Tennessee	
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

For and in Consideration of the sum of Four Thousand Dollars ($4,000.00), cash in hand paid by Carl V. Miller and wife, Nell W. Miller, to the sellers, ~~DOLLARS~~ *DOLLARS* receipt of which is hereby acknowledged, and the further consideration of the assumption by the said Carl V. Miller and Nell W. Miller of the present first mortgage indebtedness held by Southern Federal Savings and Loan Association, the balance of which sellers warrant as of January 11, 1968, amounted to $17,711.81, we, JOHN M. SIMS and wife, JOSEPHINE T. SIMS,

have bargained and sold, and by these presents do transfer and convey unto the said CARL V. MILLER and wife, NELL W. 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. 5 of Block "G", on the Second Revised Plan of Highlands of Belle Meade No. 2, as of record in Book 1130, pages 71 and 72, Register's Office for Davidson County, Tennessee.

Said Lot No. 5 fronts 100 feet on the northerly side of Taggart Avenue and runs back between parallel lines 200 feet to a dead line.

Being the same property conveyed to John M. Sims and wife, Josephine T. Sims, by deed from Omer H. Jordan, Jr. and wife, Harriet Jordan, of record in Book 4105, page 699, Register's Office for Davidson County, Tennessee.

This is improved ( ) unimproved (X) property, known as 112 Taggart Avenue (House Number) (Street) Nashville 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 Carl V. Miller and wife, Nell W. Miller, their *heirs and assigns, forever.*

And we *do covenant with the said* Carl V. Miller and wife, Nell W. 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 first mortgage above referred to. Buyers to assume 1968 taxes, and have escrow fund of $235.80.

And we, John M. Sims and Josephine T. Sims, *do further covenant and bind* ourselves and our *heirs and representatives, to warrant and forever defend the title to the said land to the said* Carl V. Miller and wife, Nell W. Miller, their *heirs and assigns against the lawful claims of all persons whomsoever.*

Witness our *hand* s *this* 26th *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.*

John M. Sims
John M. Sims

Josephine T. Sims
Josephine T. Sims.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, James M. McCathern, a Notary Public in and for said County and State, John M. Sims and wife, Josephine T. Sims

the within named 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 26 day of January, 19 68

James M. McCathern Notary Public

Commission expires May 5-1968

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Before me, James M., 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.

STATE TAX $ 36.43
PROBATE .50
TOTAL $ 36.93

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

JAN 31 1968 Notary Public

Commission expires

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

State of Tennessee
County of Davidson

We hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $21,711.81, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

John M Sims

Josephine T. Sims

Subscribed and sworn to before me this the 26 day of January, 1968

James M McCathern
Notary Public

Commission expires:

Mail

THIS DEED WAS PREPARED BY JORDAN STOKES, III, ATTORNEY AT LAW 1206 SUDEKUM BUILDING, NASHVILLE

WARRANTY DEED

FROM
John M. & Josephine T. Sims
TO
Carl V. and Nell W. Miller

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FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY
STATE OF TENN

JAN 31 8 31 AM '68

NOTED: BOOK 118 PAGE 195
RECORDING FEE $ 3.00
DEP. REG. R

Compliments of
Guaranty Title Company
A Division of
Kansas City Title Insurance Company
American Trust Building
S. W. Cor. Third & Union
NASHVILLE, TENNESSEE