BOOK 4229 PAGE 324

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
James E. Miller	Collateral Investment Corp.	Map 148-10
(NAME:)	(NAME:)	Pt. 118
209 Haywood Lane	2232-4th Avenue, North	
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tennessee	Birmingham, Ala. 35203	
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

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 4052, page 183, Register's Office for Davidson County, Tennessee.

We, A. V. Oakes and Jim B. Smith, a partnership doing business as Oakes and Smith Realtors,

have this day bargained and sold, and do hereby transfer and convey unto the said James E. Miller and wife, Phyllis M. Miller, their ~~XXXXXX~~ (successors) heirs and assigns,

certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being Lot No. 112 on the Map of Blanchard Heights, Section I, of record in Book 2663, pages 62 and 63, Register's Office for Davidson County, Tennessee, as follows:

Said Lot No. 112 fronts 88 feet on the southerly side of Haywood Lane and runs back between lines 160 feet on the westerly line and 327 feet on the easterly line to a dead line in the rear on which it measures 192.9 feet.

Being the same property conveyed to A. V. Oakes and Jim B. Smith, a partnership doing business as Oakes and Smith Realtors, by deed from Jerry A. Guthrie and wife, Dorothy I. Guthrie, of record in Book 4212, page 343, Register's Office for Davidson County, Tennessee.

It is agreed and understood that the escrow account in connection with the indebtedness shown in instrument of record in Book 4052, page 183, said Register's Office, is hereby transferred to said purchasers. Insurance on said property is transferred to purchasers.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $15,961.98

Subscribed and sworn to before me, this the 19 day of April, 1968

Affiant James E. Miller

My commission expires: 5/10/70 (Affix Seal)

Notary Public Nellie T. Weimar

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

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging to the said James E. Miller and wife, Phyllis M. Miller, their ~~XXXXXX~~ (successors), *heirs and assigns forever.* We *covenant that* we are *lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered,* except as noted above. We *further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to said real estate to said* James E. Miller and wife, Phyllis M. Miller, their ~~XXXXXX~~ *heirs and assigns, against the lawful claims of all persons.*

Witness our *hand* S *this* 19 *day of* April, 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.*

A. V. Oakes

Jim B. Smith

This Instrument Was Prepared By

Phillip Saindon (amp)

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

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Nellie T. Weimar, *a Notary Public in and for said County and State,* A. V. Oakes and Jim B. Smith, a partnership doing business as Oakes and Smith Realtors, *the within named 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* 19 *day of* April, *19*68.

Nellie T. Weimar *Notary Public*

Commission expires 5/10/70

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 .....

13574

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY
STATE OF TENN

APR 23 9 13 AM '68
NOTE BOOK 118 PAGE 619
RECORDING FEE $ 3.50
DEP. REG. B

STATE TAX $ 11.00
PROBATE .50
TOTAL $ 11.50

APR 23 1968

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

OAKES-SMITH REALTORS

WARRANTY DEED

FROM

A.V.OAKES and JIM B. SMITH, a partnership doing business as OAKES AND SMITH REALTORS

TO

JAMES E. MILLER, ET UX

Compliments of

Guaranty Title

Office of
Chicago Title Insurance Company
American Trust Bldg.–S. W. Corner
Third & Union
Phone 256-2656
NASHVILLE, TENNESSEE

PEDIGO & SAINDON