BOOK 4255 PAGE 961

Prepared by
Larry L. Westbrook, atty
2700 Franklin Rd
Nashville, Tenn.

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Thomas J. Miller, ET UX	First Federal Savings	Map 73 1
(NAME)	(NAME)	
4019 Ivy Drive	4th and Union	Par 103
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tenn. 37216	Nashville, Tenn. 37219	15D 36810
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of Ten & 00/100 ----------
----------($10.00) *Dollars,*
Cash in hand paid and other good and valuable considerations, the receipt and sufficiency of all of which is hereby acknowledged, and the further consideration that the grantees have assumed and agreed to pay the unpaid balance of a note dated March 16, 1962, in the original principal sum of $15,000.00, present balance being $13,475.33, payable to the order of First Federal Savings and Loan Association of Nashville in monthly installments, and secured by a Deed of Trust to T. I. Holman, Trustee, of Record in Book 3357, Page 447, Register's Office for Davidson County, Tennessee.

We, Larry L. Westbrook and wife, Janeil S. Westbrook

have this day bargained and sold, and do hereby transfer and convey unto the said Thomas J. Miller and wife, Rosemarie G. Miller

their *(successors), heirs and assigns,*

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

Land in Davidson County, Tennessee, being Lot No. 49 on the Plan of Moss Rose Heights, Section 3 and 4, as of record in Book 1835, page 103, Register's Office for said County.

Said Lot No. 49 fronts 80.31 feet on the westerly side of Ivy Drive and runs back 148.6 feet on the northerly side and 176,8 feet on the southerly line, to a dead line, which is a broken line, measuring 105.4 feet thereon.

Being the same property conveyed to Larry L. Westbrook and wife, Janeil S. Westbrook, by deed from J. Thomas Dawson and wife, Sarah M. Dawson, as of record in Book 3347, page 231, Register's Office for said County.

This conveyance is made subject to restrictions, setback line and easements of record.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON } The actual consideration or value whichever is greater, for this transfer is $ 16,975.33

Subscribed and sworn to before me, this the 31 day of July 19 68

Affiant

My [redacted] (Official)

[redacted] Deputy Register

This is unimproved ( ) improved (X) property, known as 4019 Ivy Drive (House Number) (Street) Nashville, Tenn. P. O. Address: (City or Town

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said Thomas J. Miller and wife, Rosemarie G. Miller their *(successors), heirs and assigns forever.* We do *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 above set forth.

We do *further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to said real estate to said* Thomas J. Miller and wife, Rosemarie G. Miller their *(successors), heirs and assigns, against the lawful claims of all persons.*

Witness our *hand* s *this day of* July, 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.*

Thomas J. Miller
Rosemarie G. Miller

Larry L. Westbrook
Janeil S. Westbrook

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, R. William Steltemeier *, a Notary Public in and for said County and State,* Larry L. Westbrook, Janeil S. Westbrook, Thomas J. Miller and Rosemarie G. Miller

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, Tenn. *Tennessee, this* 31 *day of* July *, 19* 68

R W Steltemeier
Notary Public

Commission expires Jan 29, 1972

R. WILLIAM STELTEMEIER NOTARY PUBLIC

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Before me, [illegible] *, a Notary Public of the State and County aforesaid, personally appeared* [illegible] *, with whom I am personally acquainted, and who, upon oath, acknowledged* [illegible] *self to be* [illegible] *of the* [illegible] *, the within named bargainor, a corporation, and that* [illegible] *he as such* [illegible] *, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by* [illegible] *self as* [illegible]

Witness my hand and seal, at office in [illegible] *, this* [illegible] *day of* [illegible] *, 19* [illegible]

[illegible] *Notary Public*

Commission expires [illegible]

37216

Filed for record - 4019 Wright St. Nashville

WARRANTY DEED

FROM
Larry L. Westbrook, et ux

TO
Thomas J. Miller, et ux

JUL 31 68 CONV 16,975.33
JUL 31 68 S'TAX A* 44.20
JUL 31 68 PRFEE A* .50
JUL 31 68 W'DEED A* 3.00 * 47.70

A 07309

IDENTIF. REFERENCE

JUL 31 2 10 PM '68

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Compliments of

Guaranty Title

Office of

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