FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $15,200.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27 DAY OF May, 1969.

Notary Public

MY COMMISSION EXPIRES: 2-20-72

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Percy Wilkins, Jr. Attorney 633 Stahlman Bldg. Nashville, Tennessee
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Gwendew L. Davis (NAME)	(NAME)	Map 51-1
820 Due West Avenue (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Par 24
Madison, Tennessee (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	11D 07200

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, JAMES A. MILLER AND WIFE, BARBARA C. MILLER

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO GWENDEN L. DAVIS AND WIFE, BETTY JO DAVIS

HEREINAFTER CALLED THE GRANTEES, 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. 30 and a triangular strip of the westerly side of Lot No. 31 on the Plan of Due West Valley Acres, not of record described according to survey made by H. R. Swann, Surveyor, April 20, 1947, as follows:

BEGINNING on the northerly margin of Due West Avenue at the corner of Lots Nos. 29 and 30; thence with the line between said two lots northerly 500 feet thence easterly around a slight curve passing a corner of Lots Nos. 30 and 31, at 151.02 feet a total distance of 202.02 feet to an iron pin; thence south 27 deg. 15' West 508 feet to the northerly margin of Due West Avenue, being the corner of lots Nos. 30 and 31 thence with said Avenue westerly 100.07 feet to the beginning.

BEING the same property conveyed to James A. Miller and wife, Barbara C. Miller by deed from Henry B.Baker and wife, Mary E. Baker of record in Book 4071, page 902, Register's Office for Davidson County, Tennessee.

IT IS understood and agreed that part of the consideration for the transfer of this property is the agreement of the grantees to assume the unpaid balance of a note secured by a first mortgage deed of trust to James A. Miller and wife, Barbara C. Miller of record in Book 4071 page 902 Register's Office for Davidson County, Tennessee, and also that the escrow account in connection with the aforesaid deed of trust is hereby transferred to said Grantees.

This is { unimproved ( ) improved ( ) } property, known as 820 Due West Avenue, Madison, Tennessee
(House Number) (Street) (P. O. Address) (City or Town) (Postal Zip)

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. Wherever 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 27 day of May, 1969

James A. Miller — Barbara C. Miller

James A. Miller — Barbara C. Miller

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named JAMES A. MILLER AND WIFE, BARBARA C. MILLER

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 27 day of May 19 69

Commission expires 25 Jan 1972

Alfred H. Gaston
Notary Public

STATE OF TENNESSEE
Davidson County

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon (his oath) (their several oaths) acknowledged (himself) (themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he) (they) as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said _____ as such _____, and attesting the same by the said _____ as such _____

Witness my hand and official seal at office at _____ on this the _____ day of _____, 19__.

My commission expires _____

_____
Notary Public

WARRANTY DEED

FROM

JAMES A. MILLER ET UX

TO

GWENDEN L. DAVIS ET UX

A 43502

IDENTIF. REFERENCE

JUN 6 1 25 PM '69

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

JUN-6 69	CONV	15,200.00			
JUN-6 69	S'TAX		A*	39.52	
JUN-6 69	PRFEE		A*	.50	
JUN-6 69	WDEED		A*	3.00	* 43.02

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