BOOK 4376 PAGE 788 FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $7,000.00

Charley N. Deason
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF November 1969

Notary Public

MY COMMISSION EXPIRES: 1-24-70

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Donald Arkovitz, Attorney, 332 White Bridge Rd.,Nashville,Tenn.37209
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Eston P. Miller, et ux (NAME)	Eston P. Miller, et ux (NAME)	Map 104-1
409 St. Francis Avenue (STREET ADDRESS OR ROUTE NUMBER)	637 Westboro Drive (STREET ADDRESS)	Par. 362
Nashville, Tenn. 37205 (CITY) (STATE) (P. O. ZIP)	Nashville, Tennessee 37209 (CITY) (STATE) (ZIP)	

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, Charley N. Deason and wife, Ruth Miller Deason

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Eston P. Miller and wife, Clara C. Miller

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 Nos. 20 and 21 on the Plan of West End Park Terrace, as of record in Book 547, Page 36, Register's Office for said County.

Said Lot Nos. 20 and 21 front together 50 feet on the southerly side of St. Francis Avenue and run back 123.5 feet on the easterly line and 126 feet on the westerly line to a dead line, measuring 50 feet thereon.

In further consideration the grantees, Eston P. Miller and wife, Clara C. Miller, have assumed and agreed to pay the remaining unpaid balance of a certain note which is secured by a deed of trust executed by Charley N. Deason and wife, Ruth Miller Deason, to Charles F. Lovell, Trustee, of record in Book 3015, Page 141, Register's Office for Davidson County, Tennessee, reference to which said instrument is here made for a more particular description of said note and the terms and conditions of said deed of trust the obligations of which are assumed by the said grantees.

Being the same property conveyed to Charley N. Deason and wife, Ruth Miller Deason, by deed from Wyly E. Wofford and wife, Willie Mae Wofford, of record in Book 3308, Page 569, Register's Office for Davidson County, Tennessee

This is unimproved ( ) improved (X) property, known as 409 St. Francis Avenue, Nashville, Tennessee 37205
(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 15th day of November, 1969

Charley N. Deason

Mrs. Ruth Miller Deason

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, Donald Arkovitz, a Notary Public in and for said County and State, the within named Charley N. Deason and wife, Ruth Miller Deason

the 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 1st day of November 19 69

Commission expires 1-24-70

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

Charley N. Deason and wife,

Ruth Miller Deason

TO

Eston P. Miller and wife,

Clara C. Miller

A 59360

IDENTIF. REFERENCE

Nov 3 12 22 PM '69

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

NOV-3 69	CONV	*7,000.00			
NOV-3 69 S'TAX			B*	18.20	
NOV-3 69 PR'FEE			B*	.50	
NOV-3 69	W'DEED		B*	3.00	* 21.70