This Form furnished by Attorneys Title Company, Inc.

BOOK 4448 PAGE 356

Form No. WD-2

FROM

JAMES D. CROSSETT
and wife
ADA LATIMER CROSSETT

TO

JAMES O. MILLER, SR.
and wife
RACHEL F. MILLER

For draftsman's use

This instrument was prepared
by Clyde P. Holland, Attorney
Warfield, Entrekin & Jones
Third National Bank Building
Nashville, Tennessee 37219

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
JAMES O. MILLER, SR. et ux (NAME)	BUYER (NAME)	Map 83-12
2449 Eastland Avenue (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Par. 115
Nashville, Tennessee (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	Pd

(FOR REGISTER'S USE)

A 91350

IDENTIF. REFERENCE

Sep 28 2 54 PM '70

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

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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

$ 27,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 22, DAY OF September, 19 70.

Notary Public

MY COMMISSION EXPIRES: 5-12-1973

(AFFIX SEAL)

For and in Consideration of the sum of ----------TEN AND NO/100----------

----------($10.00)----------DOLLARS

Cash in Hand paid by James O. Miller, Sr. and wife Rachel F. Miller, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, and the agreement by James O. Miller, Sr. and wife Rachel F. Miller to assume and agree to pay the unpaid balance of a loan in the original principal amount of NINETEEN THOUSAND TWO HUNDRED AND NO/100 ($19,200.00) DOLLARS, secured by Deed of Trust executed by Franklin L. Estes, Jr. and wife Betty A. Estes to Franklin G. Clark, Trustee, of record in Book 3414, page 552, said Register's Office, to secure to First and Mid-South Mortgage Company the payment of the note as therein specified.

JAMES D. CROSSETT AND WIFE
ADA LATIMER CROSSETT have bargained and sold, and by these presents do transfer and convey unto the said

JAMES O. MILLER, SR. AND WIFE RACHEL F. 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. 200 on the Plan of Eastland Acres, Section IV, as of record in Book 2331, page 94, Register's Office for said County.

SAID Lot 200 fronts 230 feet on the northeasterly side of Eastland Avenue as measured around a slight curve and runs back 246.9 feet on the northwesterly line and 269.2 feet on the southeasterly line to a dead line in the rear on which it measures 100.0 feet.

BEING the same property conveyed to James D. Crossett and wife Ada Latimer Crossett by deed from Franklin L. Estes, Jr. and wife Betty A. Estes of record in Book 3862, page 282, Register's Office for Davidson County, Tennessee.

CONVEYANCE IS MADE SUBJECT TO: Restrictive covenants of record in Book 2490, page 90, RODC, Tennessee, and the Plan of record in Book 2331, page 94, said Register's Office shows an Owner's certificate, a 135 foot minimum building setback line from Eastland Avenue, and a 10 foot easement for public utiltiy purposes along the northeasterly rear line of said lot.

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This is { unimproved ( ) / improved ( ) } property, known as 2449 Eastland Aveune, Nashville, Tennessee
(House Number) (Street) P. O. Address: (City or Town) (Postal Zone)

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said JAMES O. MILLER, SR. AND WIFE RACHEL F. MILLER their heirs and assigns, forever.

And they do covenant with the said JAMES O. MILLER, SR. AND WIFE RACHEL F. MILLER that THEY ARE lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered.

And JAMES D. CROSSETT AND WIFE ADA LATIMER CROSSETT do further covenant and bind themselves, their heirs and representatives, to warrant and forever defend the title to the said land to the said JAMES O. MILLER, SR. AND WIFE RACHEL F. MILLER, their heirs and assigns against the lawful claims of all persons whomsoever.

Witness our hand s this 22 day of September, 19 70

James D. Crossett
JAMES D. CROSSETT

Ada Latimer Crossett
ADA LATIMER CROSSETT

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named JAMES D. CROSSETT AND WIFE ADA LATIMER CROSSETT

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, Davidson County, Tennessee, this 22 day of September, 19 70

Notary Public.

Commission expires 5-12-74

SEP 28 CONV 27,500.00
SEP 28 S'TAX A* 71.50
SEP 28 PR'FEE A* .50
SEP 28 W'DEED A* 3.00 * 75.00

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 .

Please Return To:
Warfield, Entrekin & Jones
Third National Bank Bldg.
Nashville, Tennessee 37219