BOOK 4717 PAGE 571

This instrument was prepared by
GRISSIM AND SHORT, Attorneys
Court Square Building
Nashville, Tennessee

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Mary Ruth Miller	Same	
(NAME:)	(NAME:)	30
2009 Broadway		
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	109 86 pt
Nashville, Tenn.		
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

For and in Consideration of the sum of FOURTEEN THOUSAND SEVEN HUNDRED and NO/100--
----------($14,700.00)----------*DOLLARS*
cash in hand paid, the receipt of which is hereby acknowledged,

I, Felix Dickerson,
have bargained and sold, and by these presents do transfer and convey unto the said Mary Ruth Miller and son, Guy Miller,
their *heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:*

TRACT I:
Land in Davidson County, Tennessee, being Lot No. 2 on the Plan of Felix Dickerson Subdivision, unrecorded, and described as follows:
ACCORDING to a survey made by Ralph Lambert, Surveyor.

Beginning at a point in the southerly margin of Old Hickory Boulevard, the common corner of Lots Nos. 1 and 2; thence with the line between said lots North 21° 09' South 417 feet to a point; thence South 29° 53' East 265 feet to a point; thence South 64° 45' West 110 feet to a point; thence North 88° 57' West 146.5 feet to a point in the common rear corner of Lots Nos. 2 and 3; thence North 17° 45' West 642.8 feet to a point in the southerly margin of Old Hickory Boulevard; thence with the margin of said road North 72° east 165 feet to the point of beginning.

Being property conveyed to Felix Dickerson, by deed from Frank Dickerson and wife, as of record in Book 1404, page 585; by deed from Frank Dickerson and wife, as of record in Book 2649, page 341, and by deed from Margaret D. Farley and husband, as of record in Book 3182, page 207, said Register's Office.

TRACT II:
Land in Davidson County, Tennessee, being Lot No. 3 on the Plan of Felix Dickerson Subdivision, unrecorded, and described according to a survey of Ralph Lambert, Surveyor, as follows:

Beginning at a point in the southerly margin of Old Hickory Boulevard, the common corner of Lots Nos. 2 and 3; thence with the line between said

STATE OF TENNESSEE
DAVIDSON
The actual consideration or value whichever is greater, for this transfer is $14700.00
Affiant
Subscribed and sworn to before me, this the 7 day of May, 1974
Notary Public
My commission expires: May 7-1974
(Affix Seal)

lots, South 17° 45' east 642.8 feet to a point; thence South 89° 11' West 267.0 feet to a point, the common rear corner of Lots 3 and 4; thence North 10° 26' west 568 feet to a point in southerly margin of Old Hickory Boulevard; thence with the margin of said road, north 72° east 152.0 feet to the point of beginning.

Being property conveyed to Felix Dickerson, by deed from Frank Dickerson and wife, as of record in Book 2649, page 341, and by deed from Margaret D. Farley and husband, as of record in Book 3182, page 207, said Register's Office.

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

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Mary Ruth Miller and son, Guy Miller, ... *their heirs and assigns, forever.*

And we *do covenant with the said* Mary Ruth Miller and son, Guy Miller, ... *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.,* except as of record.

And Grantors .....
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.*

Witness our *hand this* 7 *day of* June, *19* 73, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Felix Dickerson

BOOK 1717 PAGE 573

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, G. W. Dickerson, *a Notary Public in and for said County and State, the within named* Felix Dickerson

the bargainor, with whom I am personally acquainted, and who acknowledged that he *executed the within instrument for the purposes therein contained.*

Witness my hand and official seal at Nashville, *Tennessee, this* 7 *day of* June, *19* 73

G. W. Dickerson, *Notary Public.*

Commission Expires May 7-1974

STATE OF
COUNTY OF

Personally appeared before me, ..., *a Notary Public in and for said County and State, the within named*

the bargainor, with whom I am personally acquainted, and who acknowledged that executed the within instrument for the purposes therein contained.

Witness my hand and official seal at, *this day of*, *19*.

....., *Notary Public.*

Commission Expires.

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.

WARRANTY DEED

FROM

FELIX DICKERSON

TO

MARY RUTH MILLER AND SON,

GUY MILLER

mail to

EZELL DICKERSON AGENCY
Real Estate - Insurance
3926 Gallatin Rd. Nashville, Tenn.
Phone 262-3337

Compliments of
GUARANTY TITLE
Office of
CHICAGO TITLE INSURANCE COMPANY
American Trust Building
S. W. Cor. Third & Union
NASHVILLE, TENNESSEE

C 1 0 5 7 6

IDENTIF. REFERENCE

JUN 11 2 32 PM '73

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

BOOK 4717 PAGE 574

JUN 11 73 CONV 14,200.00
JUN 11 73 STAX A* 38.22
JUN 11 73 PREE A* .50
JUN 11 73 WDEED A* 8.00 * 46.72