This instrument prepared by:
Robert L. Jackson, Atty.
American Trust Bldg.
Nashville 37201

BOOK 4796 PAGE 925

# WARRANTY DEED

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP PARCEL NUMBERS |
|---|---|---|
| Willie Mai Miller (NAME) | Lomas & Nettleton (NAME) | 50-14 |
| 3249 Spears Road (STREET ADDRESS OR ROUTE NUMBER) | L & C Tower | 97 |
| Nashville, Tennessee (CITY) (P. O. ZONE) (STATE) | Nashville, Tennessee 37219 (CITY) (ZONE) (STATE) | |

*FOR AND IN CONSIDERATION of the sum of*

---------- Ten ($10.00) and no/100---------- *Dollars,*

cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, I

William Howard Edwards

*have this day bargained and sold, and do hereby transfer and convey unto the said*

Willie Mai Miller *(successors), heirs and assigns,*

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

Land in Davidson County, Tennessee, being Lot No. 405 on the Plan of Parkwood Estates, Section II, as of record in Book 3300, page 5, Register's Office for said county, to which said plan reference is here made for a complete legal description of said lot.

Being the same property conveyed to William Howard Edwards, by deed from Charles E. Stephens and wife, Barbara Ruth Gibson Stephens, of record in Book 4689, page 707, Register's Office for said county.

THIS CONVEYANCE IS MADE SUBJECT TO A LIFE ESTATE RETAINED BY SELLER, WILLIAM HOWARD EDWARDS.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ None

Subscribed and sworn to before me, this the 15th day of March 19 74

My commission expires: 4-26-75 (Affix Seal)

Affiant: William Howard Edwards

Notary Public

This is { unimproved / improved } property, known as 3249 Spears Road, Nashville, Tennessee
(House Number) (Street) 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*

Willie Mai Miller, her *(successors),*

*heirs and assigns forever.* I *covenant that* I am *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 shown.

We *further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to said real estate to said*

Willie Mai Miller, her.

*(successors), heirs and assigns, against the lawful claims of all persons.*

*Witness* my *hand this* 15th *day of* March, 19 74 *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

William Howard Edwards

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, William Howard Edwards, the within named 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 this 15th day of March, 19 74.

Notary Public

Commission expires 4/26/75

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 _____

| | | | | | |
|---|---|---|---|---|---|
| MAR 18 | CONV | 23,000.00 | | | |
| MAR 18 | S'TAX | | A* | 59.80 | |
| MAR 18 | PA'FEE | | A* | .50 | |
| MAR 18 | W'DEED | | A* | 4.00 | * 64.30 |

WARRANTY DEED

FROM

TO

C 45934

IDENTIF. REFERENCE

MAR 18 11 09 AM '74

FELIX E. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Compliments of

Chicago Title Insurance Company
First Floor — First American Center
Phone 255-4631
NASHVILLE, TENNESSEE 37238