THIS INSTRUMENT PREPARED BY:
David B. Herbert
DAVID B. HERBERT
ATTORNEY NASHVILLE, TENN.

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WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Same	Ralph Miller	14D-38120
(NAME)	(NAME)	
	Bidwell Road	14-0-82
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
	Joelton, Tennessee 37180	
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

For and in Consideration of the sum of TEN AND NO/100 * ($10.00) * * * * * * * * * * * * * * * * * *DOLLARS*

and other good and valuable considerations, the receipt of which is hereby acknowledged,

RALPH MARKHAM and wife, JUANITA MARKHAM

have bargained and sold, and by these presents do transfer and convey unto the said RALPH D. MILLER and wife, MARJORIE E. MILLER, their *heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:*

Being in the 14th Civil District of said County, being Lots Nos. 39, 40 and 41 on a survey of Division No. 2, H. T. Hays Tract, described according to a survey made by D. E. Boner and E. Medlin, Surveyors, December 20, 1963, as follows:

Lot No. 39: BEGINNING at a point in the southwest margin of Bidwell Road, 5,937.4 feet from the margin of Old Clarksville Pike; thence south 59 degrees west 1,384.9 feet to a point; thence south 3 degrees 30 minutes west 121.34 feet to a point; thence north 59 degrees east 1,453.5 feet to a point in the southwest margin of Bidwell Road; thence with the margin of the same, north 31 degrees west 100 feet to the beginning, containing 3.31 acres, more or less.

Lot No. 40: BEGINNING at apoint in the southwest margin of Bidwell Road, 6,037.4 feet from the margin of Old Clarksville Pike; thence south 59 degrees west 1,316.5 feet to a point; thence south 3 degrees 30 minutes west 121.34 feet to a point; thence north 59 degrees east 1,384.9 feet to a point in the southwest margin of Bidwell Road; thence north 31 degrees west 100 feet to the beginning, containing 3.21 acres, more or less.

Lot No. 41: BEGINNING at a point in the southwest margin of Bidwell Road, 6,137.4 feet from the margin of Old Clarksville Pike; thence south 59 degrees west 1,248.0 feet to a point; thence south 3 degrees 30 minutes west 121.34 feet to a point; thence north 59 degrees east 1,316.5 feet to a point in the southwest margin of Bidwell Road; thence north 31 degrees west 100 feet to the beginning, containing 3.1 acres, more or less.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 43,500.00

Subscribed and sworn to before me, this the 19th day of March 1971

Affiant

My commission expires: 7/27/77 (Affix Seal)

Notary Public

Being the same property conveyed to Ralph Markham and wife, Juanita Markham, by deed from Herbert Thurman Hays and wife, as of record in Book 3785, page 649, said Register's Office, as corrected by instrument of record in Book 3875, page 432, said Register's Office.

This conveyance is made subject to (1) Easement for right-of-way for laying, etc., of a pipe line for natural gas petroleum with rights of ingress and egress and other rights as set out in Book 2249, page 235, and in Book 2740, page555, aslocated by instrument of record in Book 3856, page 336; (2) Right for cut and fill slopes as set out in Book 2993, page 213; and (3) such restrictions as may be applicable to the propeety in question.

This is unimproved ( ) improved (X) property, known as Bidwell Road, Joelton, Tennessee
(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 RALPH D. MILLER and wife, MARJORIE E. MILLER, their *heirs and assigns, forever.*

And we *do covenant with the said* RALPH D. MILLER and wife, *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 for 1974 TAXES which have beenprorated and assumed by the Buyers.

And we, Ralph Markham and wife, Juanita Markham *do further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to the said land to the said* RALPH D. MILLER and wife, MARJORIE E. MILLER, their *heirs and assigns against the lawful claims of all persons whomsoever.*

Witness our *hand* s *this* 19th *day of* March, *1974, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Ralph D. Markham
Ralph Markham

Ralph D. Markham

Juanita Markham

Juanita Markham

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STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, David B. Herbert, a Notary Public in and for said County and State, the within named Ralph Markham and wife, Juanita Markham

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 19th day of March, 1974.

David B. Herbert
Notary Public.

Commission Expires 7-27-77

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

RALPH MARKHAM AND WIFE

TO

RALPH MILLER AND WIFE

MAR 19 2 56 PM '74

FELIX Z. WILSON CLERK & REGISTER
DAVIDSON COUNTY, TENN.

IDENTIF. REFERENCE

C 4 6 1 4 5

MAR 19 '74

$ 43,500.00

MAR 19 '74

$ .80

MAR 19 '74

$ .50

MAR 19 '74

11530

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DEED

DEED TAX

RECD

Compliments of

GUARANTY TITLE

Office of

CHICAGO TITLE INSURANCE COMPANY

American Trust Building

S. W. Cor. Third & Union

NASHVILLE, TENNESSEE

RETURN TO:
ORTALE KELLEY HERBERT & CRAWFORD
14th FLOOR 3rd NAT'L BANK BLDG.
NASHVILLE, TN 37219