BOOK 4806 PAGE 11 FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 28,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th DAY OF March 1974.

Barbara M. Prince
Notary Public

MY COMMISSION EXPIRES: Aug. 9th 1975

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY This Instrument was prepared by Jno. B. Cobb, Jr., Attorney at Law Stahlman Building, Nashville, Tenn.
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Gary L. Hart (NAME)	Mortgage Associates, Inc. (NAME)	3D-16570
117 Spring Valley Road (STREET ADDRESS OR ROUTE NUMBER)	P. O. Box 28146 (STREET ADDRESS)	95-4
Nashville, Tennessee (CITY) (STATE) (P. O. ZIP)	Atlanta, Georgia 30328 (CITY) (STATE) (ZIP)	207

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, Roy J. Miller, a widower

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Gary L. Hart and wife, Stephana L. Hart

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 the northerly 10 feet of Lot No. 33 and the southerly part of Lot No. 34 on the Plan of Bluefields, as of record in Book 843, page 16, Register's Office for said County, described as follows:

Beginning on the easterly margin of Spring Valley Road at a point 100 feet south of the corner of Lots Nos. 34 and 35; thence eastwardly and parallel with the dividing line between Lots Nos. 33 and 34, 300 feet, more or less, to the dividing line between Lots Nos. 32 and 34; thence with said line southwestwardly 106 feet, more or less, to the common corner of Lots Nos. 32, 33 and 34; thence with the dividing line between Lots Nos. 32 and 33, southwardly 10 feet; thence westwardly 249 feet, more or less, to the easterly margin of Spring Valley Road at a point 10 feet south of the corner of Lots Nos. 33 and 34; thence with said road northwardly 100 feet to the beginning.

Being the same property conveyed to Roy J. Miller and wife, Elizabeth B. Miller by deed from Bransford Realty Company, of record in Book 1113, page 195, Register's Office for Davidson County, Tennessee. The said Elizabeth B. Miller having since died.

unimproved ( ) This is improved (X) property, known as 117 (House Number) Spring Valley Road (Street), Donelson (P. O. Address), Tennessee (City or Town) 37214 (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 my hand this 27th day of March, 19 74

X Roy J. Miller, Grantor

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, Barbara M. Prince, a Notary Public in and for said County and State, the within named Roy J. Miller, a widower

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 27th day of March 1974

Commission expires August 9th, 1975 Barbara M. Prince
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 (their several oaths) (his oath) acknowledged (themselves) (himself) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (they) (he) 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
Roy J. Miller, a widower

TO
Gary L. Hart and wife,
Stephana L. Hart

C 5 0 0 4 2

IDENTIF. REFERENCE

Apr 16 8 13 AM '74

FELIX [illegible] REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

APR 16 74	CONV	28,000.00				
APR 16 74	S TAX		A*	72.80		
APR 16 74	PR FEE		A*	.50		
APR 16 74	W DEED		A*	4.00	*	77.30