| ADDRESS NEW OWNER(S) AS FOLLOWS | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS: |
|---|---|---|
| Herbert W. Miller | Dobson & Johnson, Inc. | |
| (NAME) | (NAME) | 84-16 |
| 2409 Selma Drive | 311 Plus Park Blvd. | |
| (STREET ADDRESS OR ROUTE NUMBER) | (STREET ADDRESS) | 9 |
| Nashville, Tennessee 37214 | Nashville, Tennessee 37217 | |
| (CITY) (STATE) (ZIP CODE) | (CITY) (STATE) (ZIP CODE) | Rec |

## WARRANTY DEED

For and in consideration of the sum of ----------$10.00----------
----------TEN AND NO/100---------- DOLLARS

Cash paid by Herbert W. Miller and other good and valuable considerations, the receipt of which is hereby acknowledged, including the assumption by the above said Herbert W. Miller of the unpaid principal balance of a note in the original amount of $15,000.00 secured by a deed of trust dated October 5, 1971 and recorded October 6, 1971 in Book 4542, page 854, Register's Office for said County.

We, Michael P. Erwin and wife, Sherry D. Erwin

have bargained and sold, and by these presents do transfer and convey unto the said Herbert W. Miller

the GRANTEES herein, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Lot No. 8 on the Plan of Nicholhurst Subdivision, not of record, described according to a survey made by S. E. Davis, Surveyor, November 26, 1945, as follows:

BEGINNING on the southerly margin of Selma Avenue at a point 325 feet, more or less, west of the westerly margin of McGavock Pike, being the northwest corner of the property conveyed to Maurice M. Smith and wife, by deed from Cherry and Company, of record in Book 1914, page 393, Register's Office for said County, thence with the westerly line of said Smith property southwardly 300 feet; thence north 86° 30' west 75 feet to the southeast corner of the property conveyed to Herbert W. Miller by deed from Cherry & Company, of record in Book 2089, page 1, said Register's Office; thence with the easterly line of said Miller property northwardly 300 feet to the southerly margin of Selma Avenue; thence with said Avenue easterly 75 feet to the beginning.

Being the same property conveyed to Michael P. Erwin and wife, Sherry D. Erwin by deed from Lester Perry Erwin and wife, Kathleen Erwin and recorded in Book 4736, page 142, Register's Office for said County.

| | | | | | |
|---|---|---|---|---|---|
| JUN20'74 | CONV | 17,083.35 | | | |
| JUN20'74 | S'TAX | | A* | 44.46 | |
| JUN20'74 | PR'FEE | | A* | .50 | |
| JUN20'74 | W'DEED | | A* | 4.00 | * 48.96 |

unimproved ( )
This is improved ( ) property, known as 2409 Selma Dr.
(House Number) (Street)
Nashville, Tn 37214
(P. O. Address) (City or Town) (Zip Code)

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.

Whenever 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 our hands this 12th day of June, 1974.

x Michael P. Erwin
Michael P. Erwin

x Sherry D. Erwin
Sherry D. Erwin

BOOK 1827 PAGE 225

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 Michael P. Erwin and wife, Sherry D. Erwin

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, Tennessee, this 12th day of June, 19 74

My commission expires 10-26-74 Notary Public Barbara Ferguson

STATE OF TENNESSEE
COUNTY OF

Before me, _____, a Notary Public of the State and County aforesaid, personally appeared _____ and _____, with whom I am personally acquainted, and who, upon oath, acknowledged _____ to be _____ and _____ respectively of the _____, the within named bargainor, a corporation, and that _____ as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purpose 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 seal, at office in _____, this _____ day of _____, 19____.

_____ Notary Public

Commission expires _____

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration for this transfer or value of property (whichever is greater) is $ 17,083.35
This is equal to or greater than the property would bring at a fair and voluntary sale.

x Herbert W. Miller

Sworn to and subscribed before me
this 12th day of June, 19 74.

My commission expires 10-26-74 Notary Public Barbara Ferguson

This instrument was prepared by:

Dobson & Johnson, Inc., 311 Plus Park Blvd., Nashville, Tennessee 37217
Name Address

WARRANTY DEED

FROM MICHAEL P. ERWIN, ETUX

TO HERBERT W. MILLER

C 59749

IDENTIF. REFERENCE

JUN 20 2 36 PM '74

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Return to: Dobson & Johnson, Inc.
Tennessee Title
Office of
Pioneer National Title Insurance Company
Suite 2114 — Parkway Towers
404 James Robertson Parkway
NASHVILLE, TENNESSEE 37219
Phone 259-2290

Mail
See Enc

FORM 1002 HERSEY REV. 4/1/73