FORM NO. WD-1

BOOK 4838 PAGE 925

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $17,783.54

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th DAY OF July 19 74

Notary Public

MY COMMISSION EXPIRES: 2/11/75

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
WILKINS & ADAMS Attorneys, 112 Stahlman Building, Nashville, Tenn.
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James J. Blanton (NAME)	National Mortgage Company (NAME)	27W 16190
1435 Roberts Avenue (STREET ADDRESS OR ROUTE NUMBER)	4041 Knight Arnold Rd. (STREET ADDRESS)	Map 83-2
Nashville, Tennessee (CITY) (STATE) (P. O. ZIP)	Memphis, Tennessee 38118 (CITY) (STATE) (ZIP)	Par 72

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, ROBERT A. MILLER AND WIFE, PAMELA E. MILLER

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO JAMES J. BLANTON and wife, WILLIE E. BLANTON

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 part of Lot no. 12 on the Map of Sharpe & Horn's Subdivision of Elwood Place, as of record in Book 332, page 18, Register's Office for said County, described according to a survey made by Z. J. Wilkinson, Surveyor, October 15, 1957, as follows:

BEGINNING on the northerly margin of Roberts Avenue at an iron pin located 4.5 feet east of the corner of Lots Nos. 11 and 12; thence with the northerly margin of Roberts Avenue eastwardly 77 feet to an iron pin on the westerly margin of an alley; thence with said alley northwestwardly 160.9 feet to an iron pin; thence westwardly 15.8 feet to an iron pin on the easterly line of Lot No. 11; thence southwardly 145 feet to the beginning.

BEING the same property conveyed to Robert A. Miller and wife, Pamela E. Miller by deed from James W. Canter and Mildred C. McKiness of record in Book 4711, page 972, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all restrictions, easements, or other encumberances which are matters of public record.

It is understood and agreed that part of the consideration for the transfer of this property is the agreement of the Grantees to assume the unpaid balance of a note secured by a first mortgage Deed of Trust to Dobson & Johnson, Inc. of record in Book 4711, page 974, Register's Office for Davidson County, Tennessee, and also that the escrow account in connection with the aforesaid Deed of Trust is hereby transferred to the said Grantees.

This is unimproved ( ) improved (X) property, known as 1435 Roberts Avenue, Nashville, Tennessee
(House Number) (Street) (P. O. Address) (City or Town) (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 our hand s this 26th day of April, 19 74

Robert A. Miller

Pamela E. Miller

Robert A. Miller Pamela E. Miller

BOOK 4838 PAGE 926

STATE OF TENNESSEE
Davidson County

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named ROBERT A. MILLER and wife, PAMELA E. MILLER

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 26th day of April 1974.

Commission expires 1-30-78

Louise N. Berkley
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 (his oath / their several oaths) acknowledged (himself / themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he / they) 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

ROBERT A. MILLER ET UX

TO

JAMES J. BLANTON ET UX

C 6 5 1 8 0

IDENTIF. REFERENCE

JUL 30 10 16 AM '74

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed

NASHVILLE, TENN.

WILKINS & ADAMS
ATTORNEYS-AT-LAW
112 STAHLMAN BUILDING
NASHVILLE, TENN. 37201

JUL 30 74	CONV	17,783.54			
JUL 30 74	S'TAX		A*	46.28	
JUL 30 74	PR'FEE		A*	.50	
JUL 30 74	W'DEED		A*	4.00	* 50.78