THIS INSTRUMENT PREPARED BY:
Sloan Realtors
1799-B N. Gallatin Road
Madison, Tennessee 37115

BOOK 4865 PAGE 316

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO	MAP PARCEL NUMBERS
James E. Croneet ux	National Mortgage Co.	12D11925
(NAME)	(NAME)	
3828 Saunders Ave.	4041 Knight Arnold Road	Map 61-14
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tennessee	Memphis, Tennessee 38118	Par 42
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of -----TEN DOLLARS AND NO/100----------

----------($10.00)---------- *Dollars,*

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

We, George C. Miller and wife, Carolyn Miller

have this day bargained and sold, and do hereby transfer and convey unto the said James E. Crone and wife, Nancy L. Crone *(successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:*

Land in Davidson County, Tennessee, being Lot No. 76 on the Plan of Maplewood Heights Subdivision, as of record in Book 547, pages 77 and 78, Register's Office for said County.

SAID Lot No. 76 fronts 100 feet on the westerly side of Saunders Avenue and runs back between parallel lines, 300 feet to a dead line.

BEING the same property conveyed to George C. Miller and wife, Carolyn Miller, by deed from Calvin C. Veach and wife, Lois P. Veach, of record in Book 4738, page 400, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all zoning regulations, building restrictions, and setback lines and easements and rights of way for public utilities applicable to this property, and taxes for the current year which have been assumed by the Grantees herein.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 24,281.77

Subscribed and sworn to before me, this the 24th day of October 19 74

Affiant

My commission expires: May 1, 1976 (Affix Seal)

Notary Public

This is improved ( ) unimproved (X) property, known as 3828 Saunders Avenue, Nashville, Tennessee 37216
(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 James E. Crone and wife, Nancy L. Crone *(successors), heirs and assigns forever.* We *covenant that* we are *lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.*

We *further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to said real estate to said* James E. Crone and wife, Nancy L. Crone their *(successors), heirs and assigns, against the lawful claims of all persons.*

Witness our *hand* s *this* 24th *day of* October, 1974, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

GEORGE C. MILLER

CAROLYN MILLER

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, A. C. Sloan, *a Notary Public in and for said County and State,* George C. Miller and wife, Carolyn Miller

*the within named 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 Madison, *Tennessee, this* 30th *day of* ~~September~~ October *19* 74

A. C. Sloan *Notary Public*

Commission expires May 1, 1976

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 .....

NOV-1 74	CONV	24,281.77				
NOV-1 74 S'TAX			A*	63.18		
NOV-1 74 PR'FEE			A*	.50		
NOV-1 74	W'DEED		A*	4.00	*	67.68

WARRANTY DEED

FROM

GEORGE C. MILLER ET UX

TO

JAMES E. CRONE ET UX

NANCY L. CRONE

C 76885

IDENTIF. REFERENCE

Nov 1 2 45 PM '74

FELIX Z. ... REGISTER
DAVIDSON COUNTY, TENN.

Compliments of
Madison Title Company
320 Gallatin Road
MADISON, TENNESSEE 37115
Representing
Chicago Title Insurance Company
CHICAGO, ILLINOIS