(This instrument was prepared by R. McCanless Smith, Jr., Attorney at Law, 320 Gallatin Rd. Madison, Tenn. 37115)

BOOK 4901 PAGE 422

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Helen M. Miller	HOME FEDERAL S & L ASSOCIATION	12D14680
(NAME) 613 Joyce Lane	(NAME) 230 Fourth Avenue, North	61-2
(STREET ADDRESS OR ROUTE NUMBER) Nashville, Tennessee 37216	(STREET ADDRESS) Nashville, Tennessee 37219	47 PW
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

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

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

cash in hand paid by the said Grantee, hereinafter named and other good and valuable considerations, the receipt of which is hereby acknowledged,

We, GEORGE D. COON, JR., AND WIFE, JOLEEN COON, hereinafter called the GRANTORS, Unmarried

have this day bargained and sold, and do hereby transfer and convey unto the HELEN M. MILLER, herein called the GRANTEE, her

(~~successors~~), *heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:*

Land in Davidson County, Tennessee, described as follows, to-wit:

BEING Lot No. 264 on the Map of Gra-Mar Acres, Section Eight, of record in Book 2331, page 110, Register's Office for said County.

Said Lot 264 fronts 100 feet on the north side of Joyce Lane and runs back between lines, 261.8 feet on the east line and 288.9 feet on the west line to a dead line in the rear on which is a broken line measuring 130 feet thereon.

Being the same property conveyed to George D. Coon, Jr., and wife Joleen Coon by Deed from Castleman Construction Company, a Tennessee Corporation of record in Book 2803, page 15, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to restrictive covenants of record in Book 2536, page 228; setback line, easement and other limitations as shown on Plan of Record in Book 2331, page 110, said Register's Office.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 32,000.00

Subscribed and sworn to before me, this the 1st day of April, 19 75

Affiant Heather Pate

My commission Expires October 29, 1977 (Affix Seal)

Notary Public Shirley D. Johnson

This is improved ~~unimproved~~ property, known as 613 Joyce Lane (House Number) Nashville, (Street) Tennessee P. O. Address: 37216 (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said Grantee, her (~~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,* except as stated herein.

We *further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to said real estate to said* Grantee, her (~~successors~~), *heirs and assigns, against the lawful claims of all persons.*

Witness Our hand s *this* 1st *day of* April, 1975, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

George D. Coon, Jr.
(George D. Coon, Jr.)

Joleen Coon
(Joleen Coon)

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

BOOK 4901 PAGE 423

Personally appeared before me, the undersigned, *a Notary Public in and for said County and State,* George D. Coon, Jr., and wife, Joleen Coon

the within named 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* 1st *day of* April *19* 75.

Shirley L. Johnson *Notary Public*

Commission expires October 29, 1977

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 .....

L-80,178-7
File Room

WARRANTY DEED

FROM

GEORGE D. COON, JR. ET UX

TO

M.
HELEN MILLER

File: HOME FEDERAL S & L ASSN.

C 9 3 0 6 2

IDENTIF. REFERENCE

APR 3 3 33 PM '75

FELIX Z. WILSON JR REGISTER
DAVIDSON COUNTY, TENN.

APR-3 75	CONV	32,000.00			
APR-3 75	S'TAX		A*	83.20	
APR-3 75	PR'FEE		A*	.50	
APR-3 75	W'DEED		A*	4.00	* 87.70

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