BOOK 4962 PAGE 176

THIS INSTRUMENT PREPARED BY
GAIL P. PIGG, ATTORNEY
230 FOURTH AVE., NORTH
NASHVILLE, TENNESSEE 37219

Mail

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS (NAME)	SEND TAX BILLS TO	MAP PARCEL NUMBERS
Ronald G. Miller and wife, Connie A. Miller	First Federal Savings & Loan Association	133-11
303 Elysian Fields Road (STREET ADDRESS OR ROUTE NUMBER)	226 Fourth Avenue, North (STREET ADDRESS)	#79
Nashville, TN (CITY) (P. O. ZONE) (STATE)	Nashville, TN (CITY) (ZONE) (STATE)	6D,A-60028

FOR AND IN CONSIDERATION of the sum of Ten and No/100 ($10.00)----------

---

Dollars,

and other good and valuable consideration, the receipt of which is hereby acknowledged, and the assumption by the grantee of the unpaid principal balance of a note payable to Guaranty Mortgage Company and secured by a Deed of Trust of record in Book 4553, page 25, Register's Office for Davidson County, Tennessee

MICHAEL C. DIXON and wife, MARY ANN DIXON

have this day bargained and sold, and do hereby transfer and convey unto the said

RONALD G. MILLER and wife, CONNIE A. MILLER

their (successors), heirs and assigns,

certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being Lot No. 16 on the Plan of Valley View Meadows, Section 1, of record in Book 3500, page 69, and amended in Book 3708, page 162, Register's Office for said County.

Beginning at a point in the southerly margin of Elysian Fields Road, said point being the common corner of Lots Nos. 16 and 17; thence southwardly 135 feet to a concrete monument, the southwest corner of Lot No. 17 and the southeast corner of Lot No. 16; thence westwardly with the south line of Lot No. 16 and the north line of Lot No. 8 & 9, 76.97 feet to an iron pin, the southwest corner of Lot No. 16 and the southeast corner of Lot No. 15; thence with the common dividing line between Lot Nos. 16 and 15, north 43° 33' west 135.15 feet to an iron pin in the south margin of Elysian Fields Road, said iron pin being the northeast corner of Lot No. 15 and the northwest corner of Lot No. 16; thence eastwardly with one south margin of Elysian Fields Road 31.5 feet to a concrete monument the beginning of a 4.32 degree curve; thence continuing eastwardly with said 4.32° curve, 46.01 feet to the point of beginning.

Being the same property conveyed to Michael C. Dixon and wife, Mary Ann Dixon, by deed from James M. Rogers and wife, Shirlee H. Rogers, of record in Book 4553, page 23, Register's Office for Davidson County, Tennessee.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 33,200.00

Subscribed and sworn to before me, this the 15th day of October 19 75

Affiant Ronald G. Miller

My commission expires 4/27/77 (Affix Seal)

Notary Public Gail Pigg

This is (unimproved) (X) improved property, known as 303 Elysian Fields Road, Nashville, TN
(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

RONALD G. MILLER and wife, CONNIE A. MILLER

their (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 for 1975 taxes, restrictions of record in BK.3673,p.439 and plan of record in BK.3500,p.69, said register's Office.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said RONALD G. MILLER and wife, CONNIE A. MILLER

their

(successors), heirs and assigns, against the lawful claims of all persons.

Witness our hand s this 11th day of October 19 75 the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Michael C. Dixon
Michael C. Dixon

Mary Ann Dixon
Mary Ann Dixon

BOOK 4962 PAGE 177

STATE OF SOUTH CAROLINA
COUNTY OF XXXXXXXX

Personally appeared before me, the undersigned *a Notary Public in and for said County and State,* Michael C. Dixon and wife, Mary Ann Dixon *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 Beaufort XXXXXXXX *this* 11th *day of* October, *19*75.

Nolan W. Woods *Notary Public* South Carolina

NOLAN W. WOODS
Notary Public, State of South Carolina
Commission expires No. A-30577
Qualified in Beaufort County
Term Expires May 25, 1981

NOTARY PUBLIC

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 .....

OCT 17 75 CONV 33,200.00
OCT 17 75 S'TAX A* 86.32
OCT 17 75 PR'FEE A* .50
OCT 17 75 W'DEED A* 4.00 * 90.82

WARRANTY DEED

FROM
Michael C. Dixon et ux
TO
Ronald G. Miller et ux

D 20292

IDENTIF. REFERENCE

OCT 17 9 47 AM '75

FELIX [illegible] REGISTER
DAVIDSON COUNTY, TENN.

Compliments of

Chicago Title Insurance Company
First Floor — First American Center

Phone 255-4631
NASHVILLE, TENNESSEE 37238