WARRANTY DEED

BOOK 4978 PAGE 348

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
James M. Miles et ux	James M. Miles et ux	Map 44-13
(NAME) 113 Claudia Drive	(NAME) 113 Claudia Drive	Parcel 57
(STREET ADDRESS OR ROUTE NUMBER) Old Hickory, Tenn.37138	(STREET ADDRESS) Old Hickory, Tenn. 37138	4D-48565
(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 and other good and valuable considerations, the receipt of which is hereby acknowledged, including the assumption by the said grantees of the unpaid balance of an indebtedness in the original principal amount of $14,000.00, payable to Ruby W. Kleiser according to the terms and conditions therein; and secured by a deed of trust executed by Edward Carew to Walter L. Williams, Trustee, of record in Book 4658, page 509, Register's Office for Davidson County, Tennessee;

I, EDWARD CAREW, unmarried,

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

JAMES M. MILES AND WIFE, ARMENTA L. MILES,

their *(successors), heirs and assigns,*

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

Land in the 4th Civil District of Davidson County, Tennessee, being Lot No. 30 on the map of Knoll Subdivision, of record in Book 2330, page 94, Register's Office for Davidson County, Tennessee.

Beginning at a point in the southeasterly margin of Claudia Drive, common corner of Lots Nos. 30 and 31; thence southeasterly with the line between said two lots, 125 feet to the common rear corner of Lots Nos. 29, 30, and 31; thence southwesterly with the line between Lots Nos. 29 and 30, 120 feet to a point in the northwesterly margin of Bettie Drive; thence with the margin of said drive northwesterly 100 feet to a point; thence around a curve in a northerly direction 39.27 feet to a point in the southeasterly margin of Claudia Drive, thence with the margin of said Drive, northeasterly 95 feet to the point of beginning.

Being the same property conveyed to Edward Carew by deed from Rubye W. Kleiser, of record in Book , page , Register's Office for said County.

DAVIDSON COUNTY, TENN. DEANIE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 20,500.00

Subscribed and sworn to before me, this the 3rd day of December, 19 75

Affiant James M. Miles

My commission expires 11/17/76 (Affix Seal)

Notary Public Claire G. Floyd

This is improved (X) unimproved ( ) property, known as 113 Claudia Drive, Old Hickory
(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 M. Miles and wife, Armenta L. Miles, their *(successors),*

heirs and assigns forever. I *covenant that* I am *lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.*

I *further covenant and bind* myself, my *heirs and representatives, to warrant and forever defend the title to said real estate to said* James M. Miles and wife, Armenta L. Miles, their

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

Witness my *hand this* 3rd *day of* December, 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.*

Edward Carew

This instrument prepared by:
WILLIAMS SHIELDS & WILDMAN
Attorneys at Law
Suite 100, Cumberland Office Bldg.
101 Cumberland Avenue

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned *, a Notary Public in and for said County and State,* Edward Carew, unmarried, *the within named bargainor, with whom I am personally acquainted, and who acknowledged that* he *executed the within instrument for the purposes therein contained.*

Witness my hand and official seal at Madison, *Tennessee, this* 3rd *day of* December, *19* 75

Deane G. Floyd *Notary Public*

Commission expires 11/17/76

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 .....

DEC 10 75 CONV 20,500.00
DEC 10 75 S'TAX B* 53.30
DEC 10 75 PR'FEE B* .50
DEC 10 75 W'DEED B* 4.00 * 57.80

WARRANTY DEED

FROM
EDWARD CAREW, UNMARRIED

TO
JAMES M. MILES ET UX

D 27719

IDENTIF. REFERENCE

DEC 10 2 45 PM '75

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TENN.

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