This instrument was prepared by James A. Freeman, Attorney at Law
320 Gallatin Road, Madison, Tennessee.

WARRANTY DEED

BOOK 4993 PAGE 305

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP PARCEL NUMBERS
John E. Miller et ux (NAME)	United Mortgagee Servicing Corp. (NAME)	Map 61 - 3
... (STREET ADDRESS OR ROUTE NUMBER)	3200 Pacific Avenue (STREET ADDRESS)	Parcel 37
(CITY) (P. O. ZONE) (STATE)	Virginia Beach, Virginia 23450 (CITY) (ZONE) (STATE)	12D-12520

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

cash in hand paid by the Grantees, hereinafter named, 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 $15,700.00, payable to United Mortgagee Servicing Corporation; and secured by a Deed of Trust executed by John Batson, unmarried, to David S. Loeb, Trustee, of record in book 4212, page 410, Register's Office for Davidson County, Tennessee; which said balance the said Grantees hereby agree to assume and promise to pay,

We, Arthur James Elmore, Jr. and wife, Betty Carol Elmore, hereinafter called the Grantors,

have this day bargained and sold, and do hereby transfer and convey unto the said John E. Miller and wife, Wanda Lou Miller, hereincalled the Grantees, their

~~XXXXXXXX~~ heirs and assigns,

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

Land in Davidson County, Tennessee, being Lot No. 96 on the Plan of Gra-Mar Acres Subdivision, Section I, as of record in book 2133, page 27, said Register's Office.

Said Lot No. 96 fronts 90 feet on the easterly margin of Saunders Avenue and extends back between lines 309.5 feet on the southerly line and 326.0 feet on the northterly line to a dead line in the rear on which it measures 119 feet, said dead line being the westerly margin of the L. & N. R.R. right-of-way.

Being the same property conveyed to Arthur James Elmore, Jr. and wife, Betty Carol Elmore, by deed from John Batson, unmarried, of record in book 4348, page 922, said Register's Office.

This conveyance is made subject to restrictive covenants of record in book 2134, page 54, said Register's Office; and setbacks, easements, and other limitations as shown on the Plan of record in book 2133, page 27, said Register's Office.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $27,521.85

Subscribed and sworn to before me, this the 30th day of January, 19 76

Affiant John E. Miller

My commission expires 10-18-78 (Affix Seal)

Notary Public Barbara Moss

This is improved (X) unimproved ( ) property, known as 4416 (House Number) Saunders Avenue (Street) Nashville, Tenn. (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 Grantees, their

~~XXXXXXXX~~ 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 Grantees, their

~~XXXXXXXX~~ heirs and assigns, against the lawful claims of all persons.

Witness our hands this day of January, 19 76, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Arthur James Elmore, Jr. Betty Carol Elmore

(Arthur James Elmore, Jr.) (Betty Carol Elmore)

BOOK 4993 PAGE 306

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, *a Notary Public in and for said County and State,* Arthur James Elmore, Jr. and wife, Betty Carol Elmore

*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 Hendersonville, Tennessee *this* 30th *day of* January, *19*76.

Barbara Moser, *Notary Public*

BARBARA MOSER NOTARY PUBLIC STATE OF TENNESSEE AT LARGE

Commission expires 10-18-78

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 .....

FEB-2% CONV 27,521.85
FEB-2% S'TAX B* 71.50
FEB-2% PR'FEE B* .50
FEB-2% W'DEED B* 4.00 * 76.00

WARRANTY DEED

FROM
Arthur James Elmore, Jr. et ux

TO
John E. Miller et ux

D 34400

IDENTIF. REFERENCE

FEB 2 9 51 AM '76

REGISTER
DAVIDSON COUNTY, TENN.

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

Miller & Martin Attorneys
1200 Volunteer Bldg.
Chattanooga, Tenn. 37402