This instrument prepared by:
James R. Wyatt, Attorney
First American Center
Nashville, Tennessee

WARRANTY DEED

BOOK 5069 PAGE 420

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Joe H. Miles, Jr. et ux	First Federal Savings & Loan Assn.	Map 147-5
(NAME)	(NAME)	
342 Timberdale Court	Union at Fourth	Parcel 243
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tennessee	Nashville, Tennessee	
(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 Joe H. Miles, Jr. and wife, Tula Miles, and other good and valuable considerations accepted as cash, the receipt of all of which is hereby acknowledged, and for a further consideration the said Joe H. Miles, Jr. and wife, Tula Miles assume and agree to pay the unpaid balance of an original indebtedness of $33,500.00, secured by Deed of Trust of record in book 4824, page 326, Register's Office for Davidson County, Tennessee,

We, James L. Stalder and wife, Nancy L. Stalder

have this day bargained and sold, and do hereby transfer and convey unto the said Joe H. Miles, Jr. and wife, Tula Miles

their

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

Being lot No. 103 on the Plan of Caldwell Country Estates, Section II, as of record in book 2663, page 128, Register's Office for said County.
Said lot fronts 83 feet on the north side of Timberdale Court and runs back 181.6 feet on the west line and 185 feet on the east line to a dead line in the rear on which it measures 97.7 feet.

Being the same property conveyed to James L. Stalder and wife, Nancy L. Stalder by deed from Robert W. Parkhurst and wife, Sandra H. Parkhurst, of record in book 4824, page 324, Register's Office for said County.

This conveyance is subject to a public utility easement, anchor easement, set-back line, and conditions of owner's certificate as shown on plan of record in book 2663, page 128, Register's Office for Davidson County, Tennessee; also subject to restrictive covenants contained in an instrument of record in book 2907, page 93, amended in book 2921, page 87, Register's Office for said County.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual consideration or value whichever is greater, for this transfer is $ 39,500.00

Subscribed and sworn to before me, this the 26th day of March 19 76

My commission expires: 2/9/78 (Affix Seal)

Affiant

Notary Public

RECEIVED
MAR 29 1976
ENBAUER
DAVIDSON COUNTY TENN.

This is unimproved ( ) improved (X) property, known as 342 Timberdale Court, Nashville, Tennessee
(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 Joe H. Miles, Jr. and wife, Tula Miles

their (~~XXXXX~~),

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 1976 taxes, which are prorated and assumed.

We *further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to said real estate to said* Joe H. Miles, Jr. and wife, Tula Miles their (~~XXXXX~~), *heirs and assigns, against the lawful claims of all persons.*

Witness our *hand* s *this* 26th *day of* March, 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.*

James L. Stalder

Nancy L. Stalder

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Mary W. Ankenbauer, *a Notary Public in and for said County and State,* James L. Stalder and wife, Nancy L. Stalder

*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 Nashville, Tennessee, *this* 26th *day of* March, *19* 76

Mary W. Ankenbauer
Notary Public

Commission expires 2/8/78

ANKENBAUER NOTARY PUBLIC DAVIDSON COUNTY

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 .....

PLEASE RETURN TO
CHICAGO TITLE INS. CO.
AMERICAN TRUST BLDG.
NASHVILLE, TENN. 37201

WARRANTY DEED

FROM
James L. Stalder et ux

TO

Joe H. Miles, Jr. et ux

MAR 26 76	CONV	39,500.00			
MAR 26 76	S'TAX		B*	102.70	
MAR 26 76	PR'FEE		B*	.50	
MAR 26 76	W'DEED		B*	4.00	* 107.20

D 4 1 9 8 1

IDENTIF. REFERENCE

MAR 26 3 58 PM '76

FELIX [illegible] REGISTER
DAVIDSON COUNTY, TENN.

Compliments of

Chicago Title Insurance Company
First Floor — First American Center

Phone 255-4631
NASHVILLE, TENNESSEE 37238