Prepared by: Rick M. Johnson
95 White Bridge Rd. Suite 407
Nashville, Tennessee 37205

FILE BOX 3

WARRANTY DEED

BOOK 5016 PAGE 226

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
James R. Miller, Et ux	Commerce Union Bank	11D 61350
(NAME) 625 Fedders Drive	(NAME) 2114 Parkway Towers	43-6
(STREET ADDRESS OR ROUTE NUMBER) Nashville, Tennessee	(STREET ADDRESS) Nashville, TN 37219	34
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 DOLLARS ($10.00) Dollars,

Cash in hand paid by the hereinafter named grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged,

We, William L. Crownover and Maria M. Crownover

have this day bargained and sold, and do hereby transfer and convey unto the said James R. Miller and wife, Brenda S. Miller

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

Land in Davidson County, Tennessee, being Lot No. 40 on the Plan of Madison Park Subdivision, Section II, as shown in Plat Book 3106, Page 141, Said Register's Office.

Said Lot No. 40 fronts 85.0 feet on the northerly side of Fedders Drive and runs back 128.81 feet on the westerly side and 85.0 feet on the easterly side to a dead line in the rear on which it measures 95.63 feet.

Being the same property conveyed to William L. Crownover and wife, Maria M. Crownover, by deed from Richard M. Bumpus and wife, Barbara K. Bumpus, of record in Book 4496, page 324, Register's Office for said County. The said William L. Crownover and wife, Maria M. having since divorced.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 24,000.00

Subscribed and sworn to before me, this the 15th day of April 19 76

My commission expires: 7-19-78 (Affix Seal)

Affiant James R. Miller

Notary Public Bruce Wallace

NOTARY PUBLIC LARGE STATE OF TENNESSEE

This is unimproved ( ) improved (X) property, known as 625 Fedders Drive, Madison, Tennessee 37115 (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 R. Miller and wife, Brenda S. 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.

We further covenant and bind ourselves; our heirs and representatives, to warrant and forever defend the title to said real estate to said James R. Miller and wife, Brenda S. Miller their (successors), heirs and assigns, against the lawful claims of all persons.

Witness Our hand S this 15th day of April, 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.

+ William L Crownover

+ Maria M. Crownover

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, The Undersigned, a Notary Public in and for said County and State, William L. Crownover and wife, Maria M. Crownover, 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, Davidson County, Tennessee, this 15th day of April, 1976.

Richard M. Johnson
Notary Public

Commission expires 7-30-79

RICHARD M. JOHNSON * NOTARY PUBLIC * DAVIDSON COUNTY, TENN.

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.....

APR 1976 CONV 24,000.00
APR 1976 S'TAX B* 32.40
APR 1976 PR'FEE B* .50
APR 1976 W'DEED B* 4.00 * 66.90

WARRANTY DEED

FROM
William & Maria Crownover

TO
James R. Miller, Et ux

D 45093

IDENTIF. REFERENCE

APR 19 9 23 AM '76

REGISTER
DAVIDSON COUNTY, TENN.

FILE BOX 3

Compliments of

Chicago Title Insurance Company
First Floor — First American Center

Phone 255-4631
NASHVILLE, TENNESSEE 37238