BOOK 5030 PAGE 320

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ $37,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF May, 1976.

Notary Public

MY COMMISSION EXPIRES: 8-17-79

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Harold Reeves, Attorney, 311 Plus Park Blvd, Nashville, Tennessee

NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Stephen G. Miller, III (NAME)	Third National Bank (NAME)	4D-67426
816 Luxemburg Drive (STREET ADDRESS OR ROUTE NUMBER)	Mortgage Loan Dept (STREET ADDRESS)	Map 75-12
Hermitage, Tennessee 37076 (CITY) (STATE) (P. O. ZIP)	Nashville, Tn. 37244 (CITY) (STATE) (ZIP)	Parcel 4

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE: I, Frank Batson

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Stephen G. Miller, III et ux Jo Ann Miller

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: TO-WIT:

BEING Lot No. 166 on the Plat of Highlands of Tulip Grove, Section 3, of record in Plat Book 4675, page 140, Register's Office for said County.

SAID Lot No. 166 fronts 43 feet on the southwesterly and turnaround Luxemburg Drive and extends back 170 feet on the northerly line and 133.40 feet on the southerly line, to a line on the rear on which it measures 171.43 feet.

BEING the same property conveyed to Frank Batson by deed from Martin R. Bubis, Trustee with full power of record in Book 4977, page 11, said Register's Office.

THIS conveyance is made subject to all easements and restrictions of record in the Register's Office, Davidson County, Tennessee.

Judy V. Batson hereby joins in to convey her rights, especially her marital rights.

unimproved ( )
This is improved (XX) property, known as 816 (House Number) Luxemburg Drive (Street) Hermitage (P. O. Address) Tennessee (City or Town) 37076 (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out, and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hand s this 28th day of May, 1976

Frank Batson

Judy V. Batson

STATE OF TENNESSEE
Davidson County

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Frank Batson et ux Judy V. Batson

the 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 28th day of May 19 76

Commission expires 8-17-76

Notary Public

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

STATE OF TENNESSEE
Davidson County

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon (his oath / their several oaths) acknowledged (himself / themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he / they) as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____, 19 ____.

My commission expires _____

Notary Public

WARRANTY DEED

FROM

FRANK BATSON ET UX

TO

STEPHEN G. MILLER, III ET UX

Return to:
THIRD NATIONAL BANK
Mortgage Loan Department

D 5 1 4 6 1

IDENTIF. REFERENCE

JUN 1 9 49 AM '76

FEL. [illegible] REGISTER
DAVIDSON COUNTY, TENN.

JUN-1 76	CONV	37,500.00			
JUN-1 76 S'TAX			B*	97.50	
JUN-1 76 PR'FEE			B*	.50	
JUN-1 76	W'DEED		B*	4.00	* 102.00