FORM NO. WD-1

BOOK 5031 PAGE 94

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $141,500.00

Harold F. Miller
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st DAY OF June, 1976

Gail R. Parsons
Notary Public

MY COMMISSION EXPIRES: 2/3/1980

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
James I. Vance Berry, First American Center, Nashville, TN 37238
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Harold F. Miller, et ux (NAME)	same (NAME)	Map 130-9
1216 Nichol Lane (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Parcel 163
Nashville, TN 37205 (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	FB BM 09660

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, FRANCES BROOKS CORZINE (formerly Frances Brooks Elliott)

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO HAROLD F. MILLER and wife, ANN M. 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. 11 of Block 3 on the Map of Highlands of Belle Meade, as of record in Book 547, page 180, Register's Office for said County, and described as follows:

BEGINNING at the intersection of the east line of Midland Drive, and the northerly line of Canterbury Drive; thence with the margin of Midland Drive, northerly 239-3/4 feet to the corner of Lots 10 and 11; thence with the line between said lots, northeasterly 142-3/4 feet to the corner of said lots and of Lot 12; thence with the line between Lots 11 and 12, easterly 156 feet to the margin of Canterbury Drive; thence with the margin of the same, southerly and westerly along a curve, 345.5 feet to the beginning.

BEING the same property conveyed to James M. Elliott, Jr., and wife, Frances Brooks Elliott, by deed from William F. Earthman, Jr., and wife, Alice Tyne Earthman, of record in Book 3403, page 411, Register's Office for Davidson County, Tennessee. The said James M. Elliott, Jr., having since conveyed all of his right, title and interest to Frances Brooks Elliott by deed of record in Book 4076, page 959, Register's Office for Davidson County, Tennessee; the said Frances Brooks Elliott now being Frances Brooks Elliott Corzine.

SUBJECT to restrictive covenants of record in Book 723, page 95; Book 722, page 547; Book 928, page 621 and Book 1583, page 101, said Register's Office; SUBJECT to easement for erection and maintenance of telephone lines of record in Book 1049, page 231, said Register's Office; SUBJECT to water right agreement of record in Book 1255, page 580, said Register's Office; and SUBJECT to 1976 taxes, which have been prorated and assumed by grantees.

unimproved
This is improved (X) property, known as 1216 Nichol Lane, Nashville, Tennessee 37205
(House Number) (Street) (P. O. Address) (City or Town) (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 my hand ~~I~~ this 1st day of June, 1976

Frances Brooks Corzine
FRANCES BROOKS CORZINE

STATE OF TENNESSEE
Davidson County

Personally appeared before me, Gail K. Parsons, a Notary Public in and for said County and State, the within named Frances Brooks Corzine

the bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 1st day of June 19 76.

Commission expires 2/23/80

Gail K. Parsons
Notary Public

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
FRANCES BROOKS CORZINE
(formerly Frances Brooks Elliott)

TO
HAROLD F. MILLER and wife,
ANNE M. MILLER

D 51796

IDENTIF. REFERENCE

JUN 2 2 34 PM '76

FELIX [illegible] REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

JUN-2 76	CONV	90,000.00			
JUN-2 76	CONV	51,500.00			
JUN-2 76	S'TAX		B*	367.90	
JUN-2 76	FR'FEE		B*	.50	
JUN-2 76	W'DEED		B*	4.00	* 372.40