QUIT CLAIM DEED BOOK 5096 PAGE 468

This Form furnished by Attorneys Title Company, Inc.

Form No. WD-2

FROM

IRENE MILES

TO GARLAND B. MILES and FRANCES MARIE MILES (Life Estate being retained by IRENE MILES)

For draftsman's use

Prepared by David J. Levine, Atty.

David J. Levine, Atty.
717 Stahlman Building
Nashville, Tennessee

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Garland B. Miles (NAME)	Same (NAME)	104-8-
1317 16th Avenue South (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	332
Nashville, Tennessee (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	BH

D81095

(FOR REGISTER'S USE)

IDENTIF. REFERENCE

Dec 14 11 51 AM '76

REGISTER DAVIDSON CO. TENN.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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

$ NONE David J. Levine
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th DAY OF December 1976

Notary Public

MY COMMISSION EXPIRES: Aug. 5, 1979

(AFFIX SEAL)

For and in Consideration of the sum of ---------- DOLLARS

love and affection which I have for my children, namely, Garland B. Miles and Frances Marie Miles Gonzales, and other good and valuable consideration, but no monetary consideration, the receipt of which is hereby acknowledged,

DEC 14 MISC 8* 4.00 * 4.00

I, Irene Miles have bargained and sold, and by these presents do transfer and convey unto the said

Garland B. Miles and Frances Marie Miles Gonzales

~~heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:~~ but reserving unto myself a life estate in the real property below as long as I shall live, with the right reserved to occupy and use said property as my own during my lifetime, and upon my death, title in fee simple absolute to Garland B. Miles and Frances Marie Miles Gonzales, as tenants in common.

A certain tract or parcel of land in Davidson County, Stateof Tennessee, described as follows, to-wit:

Being the south part of the east part of Lot No. 42 and the north part of the east part of Lot No. 47 on the Map of O. B. Hayes' Plan of Large Lots, called "Rokeby," as of record in Book 21, page 87, Register's Office for said County; also being part of a lot marked "Lewis Baxter," and part of Lot 110 feet 8 inches, on the Map of Lewis Baxter, Trustee's Subdivision of the East part of Lot 47 and South part of Lot 42 of said O. B. Hayes' Plan of Large Lots, as of record in Book 332, page 114, Said Register's Office.

Said parts of said lots adjoin and front together 60 feet 3 inches on the westerly side of 16th Avenue South, formerly Belmont Avenue and run back between parallel lines 152¼ feet to an alley.

Being the same property conveyed to Irene Miles, single person, from Leo Gonzales and wife Frances Marie M. Gonzales, by deed from record in Book 2590, page 559, said Register's Office.

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This is unimproved ( ) improved (X) property, known as 1317 16th Avenue South, Nashville, Tennessee
(House Number) (Street) P. O. Address: (City or Town) (Postal Zone)

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Garland B. Miles and Frances Marie Miles Gonzales, heirs and assigns, forever.

And I do covenant with the said Garland B. Miles and Frances Marie Miles Gonzales that I am lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered., except as to the reservation of the life estate as above set forth.

And I, Irene Miles do further covenant and bind myself heirs and representatives, to warrant and forever defend the title to the said land to the said Garla nd B. Miles and Frances Marie Miles Gonzales heirs and assigns against the lawful claims of all persons whomsoever.

Witness my hand this 30th day of September, 1976

Irene Miles

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Sarah Horner, a Notary Public in and for said County and State, the within named Irene Miles

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

Tennessee, this 30th day of Sept, 1976

Sarah Horner Notary Public.

SARAH HORNER NOTARY PUBLIC DAVIDSON COUNTY, TENN.

Commission expires 2-11-80

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 .

Legibility of writing, typing or printing unsatisfactory in this document when received.