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FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 16,700.00

Robert W. Miller
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th DAY OF December 19 76

Notary Public

MY COMMISSION EXPIRES: 2/7/79

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
ALAN L. SATURN, Esq. 24th Floor, First American Center, Nashville, Tenn. 37238
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
ROBERT W. MILLER, et ux (NAME)	REALTY MORTGAGE, INC. (NAME)	
1432 Janie Avenue (STREET ADDRESS OR ROUTE NUMBER)	1925 Century Boulevard, N. E. #8 (STREET ADDRESS)	72-4
Nashville, Tennessee 37216 (CITY) (STATE) (P. O. ZIP)	Atlanta, Georgia 30345 (CITY) (STATE) (ZIP)	263 Pt

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, DONALD E. SPALDING, et ux VIVIAN SPALDING

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO ROBERT W. MILLER, et ux ELIZABETH C. 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:

LAND in Davidson County, Tennessee, being the southeasterly one-half of Lot No.13, Block E, on the Map of Country Club Estates, as of record in Book 843, page 95, Register's Office for said County.

SAID part of said Lot No. 13 fronts 50.0 feet on the southwesterly side of Janie Avenue and extends back between parallel lines 175.0 feet to a dead line.

BEING the same property conveyed to Donald E. Spalding and wife, Vivian Spalding by Warranty Deed from Dorothy M. Dies, a widow, of record in Book 4428, page 914, Register's Office for Davidson County, Tennessee.

This is unimproved ( ) improved (X) property, known as 1432 Janie Avenue, Nashville, Tennessee 37216
(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 our hand s this 20th day of December, 19 76

Donald E. Spalding
DONALD E. SPALDING

Vivian L. Spalding
VIVIAN SPALDING

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named DONALD E. SPALDING, et ux VIVIAN SPALDING

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 20th day of December 19 76

Commission expires 2/7/79

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
DONALD E. SPALDING, et ux
VIVIAN SPALDING

TO
ROBERT W. MILLER, et ux
ELIZABETH C. MILLER

PLEASE MAIL RECORDED DEED TO:
Alan L. Saturn, Esquire
24th Floor
First American Center
Nashville, Tennessee 37238

D 82391

IDENTIFICATION REFERENCE

DEC 22 11 38 AM '76

REGISTER

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

DEC22 76	CONV	16,700.00			
DEC22 76	S'TAX		B*	43.42	
DEC22 76	PR'FEE		B*	.50	
DEC22 76	W'DEED		B*	4.00	* 47.92

FILMED