FORM NO. WD-1

BOOK 5108 PAGE 106

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 37,500

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st DAY OF January, 1977.

Notary Public

MY COMMISSION EXPIRES: 1980

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
John T. Conners, Jr., First American Center, Nashville, TN 37238
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James O. Miller, et ux (NAME)	Guaranty Mortgage Company (NAME)	Map 146-12
5016 Manuel Drive (STREET ADDRESS OR ROUTE NUMBER)	First American Center (STREET ADDRESS)	Parcel 88
Nashville, TN 37211 (CITY) (STATE) (P. O. ZIP)	Nashville, TN 37238 (CITY) (STATE) (ZIP)	FB 6DU 31615

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, MICHAEL H. SHELLY and wife, REBECCA W. RAMER SHELLY (formerly Rebecca W. Ramer)

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO JAMES O. MILLER and wife, ANN G. 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. 26 on the Plan of Crievewood, as of record in Book 2331, page 99, Register's Office for Davidson County, Tennessee.

Said Lot No. 26 fronts 120 feet on the easterly side of Manuel Drive and extends back 209.4 feet on the southerly line and 207.6 feet on the northerly line to a dead line, measuring 120 feet thereon.

Being the same property conveyed to Claude O. Ramer II and wife, Rebecca W. Ramer, by deed from William L. Berkley and wife, Diane H. Berkley, of record in Book 4436, page 168, Register's Office for Davidson County, Tennessee. The said parties having since divorced and the said Claude O. Ramer II having since quitclaimed his interest in said property to Rebecca W. Ramer by deed of record in Book 4888, page 27, said Register's Office. The said Rebecca W. Ramer having since married, now being Rebecca W. Ramer Shelly.

Subject to deed of trust executed by William L. Berkley and wife, Diane H. Berkley, to Herschel Greer, Trustee, of record in Book 4195, page 21, said Register's Office, to secure to Guaranty Mortgage Company of Nashville the payment of one note dated December 1, 1967, in the original principal amount of $17,100, which indebtedness is hereby assumed by grantees; Subject to restrictive covenants dated February 2, 1956, of record in Book 2491, page 278, said Register's Office; Subject to owner's certificate, easements and setback lines shown on Plan of record in Book 2331, page 99, said Register's Office; and Subject to 1977 taxes, which have prorated and assumed by grantees.

This is ( ) unimproved (X) improved property, known as 5016 Manuel Drive, Nashville, Tennessee 37211
(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 hands this 21st day of January, 1977

Michael H. Shelly

Rebecca W. Ramer Shelly
(formerly Rebecca W. Ramer)

RECORDER'S MEMO
Legibility of Writing, Typing or Printing in This Document Unsatisfactory When Received.

STATE OF TENNESSEE
Davidson County

BOOK 5108 PAGE 107

Personally appeared before me, Anne O McMahon, a Notary Public in and for said County and State, the within named Michael H. Shelly and Rebecca W. Ramer Shelly

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 21st day of January 1977

Commission expires May 28, 1980

Anne O McMahon
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 (their several oaths) acknowledged (themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he) 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
MICHAEL H. SHELLY and wife,

TO
REBECCA W. RAMER SHELLY

JAMES O. MILLER and wife,

ANN G. MILLER

File Box 1

D 8 6 2 7 9

IDENTIF. REFERENCE

JAN 21 2 24 PM '77

REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

JAN 21 77	CONV	37,500.00			
JAN 21 77	STAX		B*	97.50	
JAN 21 77	PRTFEE		B*	.50	
JAN 21 77	RECFEE		B*	4.00	* 102.00