This instrument prepared by:
James R. Wyatt, Attorney
First American Center
Nashville, Tennessee

BOOK 5119 PAGE 925

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Joe H. Miles, Jr., et ux	First Federal S & L Assn.	Map 147-1
(NAME)	(NAME)	
620 Harding Place	Union & 4th	Parcel 190
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tennessee	Nashville, Tennessee	
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of Ten and no/100----------

----------($10.00)---------- *Dollars,*

cash in hand paid by Joe H. Miles, Jr. and wife, Tula C. Miles and other good and valuable considerations accepted as cash, the receipt of all of which is hereby acknowledged, and for a further consideration the said Joe H. Miles, Jr. and wife, Tula C. Miles assume and agree to pay the unpaid balance of an original indebtedness of $26,000.00 secured by Deed of Trust of record in Book 4793, page 554, Register's Office for Davidson County, Tennessee.

We, Edgar R. Davis and wife, Tommie W. Davis,

have this day bargained and sold, and do hereby transfer and convey unto the said Joe H. Miles, Jr. and wife, Tula C. Miles,

their *(successors), heirs and assigns,*

certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being Lot No. 274 on the Plan of Caldwell Hall, Section II, as of record in Book 2900, page 96, Register's Office for said County.

Said lot fronts 80 feet on the north side of Harding Place and runs back 165 feet on the west line and 167 feet on the east line to a dead line in the rear on which it measures 80 feet.

Being the same property conveyed to Edgar R. Davis and wife, Tommie W. Davis, by deed from Virginia B. Grubbs, of record in Book 4793, page 552, Register's Office for said County.

This conveyance is subject to a 10-foot easement for public utilities along the rear line of premises, and a 50-foot building setback line from Harding Place, and conditions of owner's certificate, as shown on plan of record in Book 2900, page 96; restrictive covenants of record in Book 3097, page 407, both recorded in the Register's Office for Davidson County, Tennessee.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 33,000.00

Subscribed and sworn to before me, this the 28th day of February 19 77

My commission expires: 4/21/80 (Affix Seal)

Affiant

Notary Public

This is unimproved ( ) improved (X) property, known as 620 Harding Place (House Number) (Street) Nashville, Tennessee P. O. Address: (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said Joe H. Miles, Jr. and wife, Tula C. Miles,

their *(successors), heirs and assigns forever.* We *covenant that* we are *lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered,* except as above set out.

We *further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to said real estate to said* Joe H. Miles, Jr. and wife, Tula C. Miles,

their

(successors), heirs and assigns, against the lawful claims of all persons.

Witness our *hand* s *this* 28th *day of* February, 19 77, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

+ Edgar R Davis + Tommie W. Davis

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Mary Ensey, a Notary Public in and for said County and State, Edgar R. Davis and wife, Tommie W. Davis

the within named 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 February, 19 77.

Mary Ensey
Notary Public

Commission expires 4/21/80

NOTARY PUBLIC AT LARGE TENNESSEE

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 _____

MAR-1 77 CONV 33,900.00
MAR-1 77 S'TAX B* 88.14
MAR-1 77 PR'FEE B* .50
MAR-1 77 W'DEED B* 4.00 * 92.64

PLEASE RETURN TO
CHICAGO TITLE INS. CO.
AMERICAN TRUST BLDG.
NASHVILLE, TENN. 37201

WARRANTY DEED

FROM
Edgar R. Davis, et ux

TO
Joe H. Miles, Jr., et ux

D91577

IDENTIF. REFERENCE

MAR 1 2 55 PM '77

FELIX A. REGISTER
DAVIDSON COUNTY, TENN.

Compliments of

Chicago Title Insurance Company
First Floor — First American Center
Phone 255-4631
NASHVILLE, TENNESSEE 37238