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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 $ 25,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th DAY OF April, 1977

Notary Public

MY COMMISSION EXPIRES: 5-24-1978

(AFFIX SEAL)

This Instrument Was Prepared By
DENNEY, LACKEY & ARNAU
218 Third Avenue North
Nashville, Tennessee 37201

THIS INSTRUMENT WAS PREPARED BY.

NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Randall L. Miller et al. (NAME)	Fidelity Federal Savings & Loan Ass (NAME)	60 10111
305 Church St (STREET ADDRESS OR ROUTE NUMBER)	401 Union St. (STREET ADDRESS)	
Goodlettsville Tenn (CITY) (STATE) (P. O. ZIP)	Nashville, Tenn. 37219 (CITY) (STATE) (ZIP)	

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, JOE M. PEAY

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO RANDALL L. MILLER AND DAVID L. MILLER D/B/A D. MILLER & COMPANY, A PARTNERSHIP

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 the 10th Civil District of Davidson County, Tennessee, being described according to a survey by John Kohl, dated February 17, 1977, described as follows:

Beginning at a stake, corner of Church and Connell Street and running North 214 feet to center of branch, thence with branch East 161 feet to a point; thence leaving center of said branch South 213 feet to a point on the northerly margin of Connell Street; thence running with said street West 143 feet to the point of beginning.

Being the same property conveyed to Joe M. Peay and John McCord by deed from Jean H. Ring of record in Book 4657, page 121; and John McCord conveyed to Joe M. Peay of record in Book 5107, page 588, Register's Office for Davidson County, Tennessee.

unimproved { }
This is improved {X} property, known as _____ (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 this 1st day of April, 1977

Joe M. Peay

Pauline O. Peay

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, John R Parker, a Notary Public in and for said County and State, the within named Joe M. Peay

the bargainor, with whom I am personally acquainted, and who acknowledged that executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 4th day of April 1977

Commission expires May 24, 1980

John R. Parker
Notary Public

NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, C. W. Phipps, a Notary Public in and for said County and State, the within named Pauline O. Peay, 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 Goodlettsville, Tennessee this 1st day of April, 1977.

C W Phipps
Notary Public

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Commission Expires:

My Commission Expires NOV. 2
Nov 2/1977

WARRANTY DEED

FROM
Joe M. Peay

TO
Randall L. Miller and
David L. Miller d/b/a

D 97018

IDENTIF. REFERENCE

APR 5 10 14 AM '77

REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

APR-5-	CONV	75,000.00			
APR-5-	S'TAX		B*	195.00	
APR-5-	PR'FEE		B*	.50	
APR-5-	W'DEED		B*	4.00	* 199.50