BOOK 5146 PAGE 556

WARRANTY DEED

This instrument was prepared by Earl Thompson, Atty. Nashville, Tenn.

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Lee V. Gross and wife, Anna H. Gross	SAME (NAME:)	44-15
1000 Riverside Road (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	359 pw
Old Hickory, Tn. 37138 (CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

For and in Consideration of the sum of Twenty-Four Thousand One Hundred Ninety and 19/100 ($24,190.19)---------- *DOLLARS* cash in hand paid, the receipt of which is hereby acknowledged, and for other good and valuable consideration, including Lee V. Gross and wife, Anna H. Gross assuming and agreeing to pay the balance due on a certain deed of trust, in the amount of $22,559.81, executed by Charles C. Miller and wife, Janice J. Miller, to Old Hickory Employees Credit Union, of record in Book 4732, page 891, Register's Office for Davidson County, Tennessee, which instrument is made a part of this conveyance by reference as fully as if copied verbatim herein, the receipt of all of which is hereby acknowledged, we,

Charles C. Miller and wife, Janice J. Miller

have bargained and sold, and by these presents do transfer and convey unto the said Lee V. Gross and wife, Anna H. Gross, 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. 1 of Section "B" on the plan of E. I. DuPont de Nemours and Company's Subdivision, as of record in Book 1424, page 67, Register's Office for said County, described as follows: BEGINNING on the westerly margin of Riverside Road, at the corner of Lots Nos. 1 and 2; thence with the line between said lots, westwardly 104.6 feet to the northerly margin of Lot No. 7; thence with the north margin of Lots Nos. 5, 6 and 7 northwardly 124 feet to the southerly margin of 10th Street; thence with the southerly margin of said Street, eastwardly 48.2 feet to the beginning of a curve; thence around said curve, with a radius of 10 feet to the easterly margin of Riverside Road; thence with the easterly margin of said Road, southwardly 125.2 feet to the point of beginning.

Being the same property conveyed to Charles C. Miller and wife, Janice J. Miller by deed from Thomas Allen Almon, a widower, of record in Book 4732, page 889, 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 $ 46,750.00

Subscribed and sworn to before me, this the 20th day of April 19 77

Affiant

My commission expires: 1-29-78 (Affix Seal)

Notary Public

BREWER NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

E 0 3 4 0 6

IDENTIF. REFERENCE

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MAY 12 2 03 PM '77

FELIX [illegible] REGISTER
DAVIDSON COUNTY, TENN.

MAY 12 CONV 46,750.00
MAY 12 S'TAX B* 121.42
MAY 12 PR'FEE B* .50
MAY 12 M'DEED B* 6.00 * 127.92

unimproved ( )
This is improved (X) property, known as 1000 (House Number) Riverside Road (Street) P. O. Address: Old Hickory (City or Town)

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Lee V. Gross and wife, Anna H. Gross, their

And we *do covenant with the said* Lee V. Gross and wife, Anna H. Gross *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,* except for the deed of trust to secure Old Hickory Employees Credit Union, as hereinbefore set out.

And we, Charles C. Miller and wife, Janice J. Miller *do further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to the said land to the said* Lee V. Gross and wife, Anna H. Gross, their *heirs and assigns against the lawful claims of all persons whomsoever.*

Witness our *hand* s *this* 20th *day of* April, *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.*

Charles C. Miller

Janice J. Miller

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, D. J. BRAWER, a Notary Public in and for said County and State, the within named Charles C. Miller and wife, Janice J. Miller

the bargainors, 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 OLD HICKORY, Tennessee, this 12th day of April, 1977.

D. J. Brawer, Notary Public

Commission Expires 1-29-78.

STATE OF
COUNTY OF

Personally appeared before me, ..., a Notary Public in and for said County and State, the within named .....

.....

.....

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....., this..... day of....., 19.....

....., Notary Public.

Commission Expires.....

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.....