This instrument prepared by:
Joe Pitt, Attorney
First American Center
Nashville, Tennessee

Return to:
Security Federal S & L Assoc.
P O Box 15917 Nashville, TN 37215

WARRANTY DEED

BOOK 5173 PAGE 179

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James W. Miles, et ux	Security Federal S & L Assn.	Map 41
(NAME:)	4235 Hillsboro Road (NAME:)	
324 Brick Church Pike	P. O. Box 15917	Parcel 32
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tennessee	Nashville, Tennessee 37215	
(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 James W. Miles and wife, Joyce P. Miles and other good and valuable considerations accepted as cash, the receipt of all of which is hereby acknowledged,

JUL 20F CONV 55,000.00
JUL 20F S'TAX B* 143.00
JUL 20F PR'FEE B* .50
JUL 20F I'DEED B* 8.00 * 151.50

We, James E. Speight and wife, Evelyn P. Speight,
have bargained and sold, and by these presents do transfer and convey unto the said James W. Miles and wife, Joyce P. Miles,
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, formerly the 22nd, Civil District of Davidson County, Tennessee, being part of Lot No. 5 in the Division of the Thomas J. Shaw Lands, of record in Minute Book Q, page 470, County Court for said County, and described according to a survey made September 11, 1954, by J. E. Maddux, Surveyor.
Beginning at a point in the southwesterly margin of Brick Church Pike on the line between Lots Nos. 5 and 6, and running thence 496.7 feet due south to a point; thence north 88 degrees west 682.5 feet to a point; thence north 1-1/2 degrees east 447.2 feet to a point; thence south 69 degrees east 142 feet; thence north 38 degrees east 386.1 feet to the southwesterly margin of Brick Church Pike; thence along the said margin of Brick Church Pike south 52 degrees east 402.3 feet to the beginning.

INCLUDED in the above description, but specifically EXCLUDED therefrom is a portion of the premises conveyed to James E. Speight, Jr. and wife, Brenda S. Speight, of record in Book 4236, page 332, Register's Office for Davidson County, Tennessee, as corrected by deeds of correction, of record in Book 4351, page 99 and Book 4545, page 868, said Register's Office, said portion being described as follows:
Land in the 10th, formerly the 22nd, Civil District of Davidson County, Tennessee, being part of Lot No. 5 in the Division of the Thomas J. Shaw Lands, of record in Minute Book "Q", page 470, County Court for said County, and described partly according to a survey made September 11, 1954, by J. E. Maddux, Surveyor, as follows:

(continued on next page)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 55,000.00

Subscribed and sworn to before me this the 18th day of July, 1977

+James W. Miles
Affiant

Karen Ann Epps
Notary Public

My commission expires: 2-14-1979 (Affix Seal)

Beginning at a point in the southwesterly margin of Brick Church Pike on the line between lots Nos. 5 and 6, and running thence 496.7 feet due south to a point; thence north 88 degrees west 370 feet along the fence bounding the J. A. Bozeman, Jr. land to an iron pin in the fence line; thence north 23 degrees 00' east 602.3 feet along a line bounding the James E. Speight property to an iron pin on the southerly right-of-way line of Brick Church Pike; thence along the southerly right-of-way line and with a curvature to Brick Church Pike in an easterly direction 140 feet to an iron pin, the point of beginning.

Being part of the same property conveyed to James E. Speight and wife, Evelyn P. Speight by deed from E. C. Vinson and wife, Mary Y. Vinson, of record in Book 2333, page 341, Register's Office for said County.

This conveyance is made subject to an easement for right-of-way covering 30 feet on each side of the center line of Brick Church Pike, of record in Book 1853, page 198, Register's Office for said County.

unimproved ( )
This is improved (X) property, known as Brick Church Pike, Nashville, Tennessee
(House Number) (Street) P. O. Address: (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 James W. Miles and wife, Joyce P. Miles, their *heirs and assigns, forever.*

And we *do covenant with the said* James W. Miles and wife, Joyce P. Miles, *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 1977 taxes which are prorated and assumed by the grantees.

And We, James E. Speight and wife, Evelyn P. Speight, *do further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to the said land to the said* James W. Miles and wife, Joyce P. Miles, their *heirs and assigns against the lawful claims of all persons whomsoever. Witness* our hands *this* 18th *day of* July, *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.*

X James E. Speight

X Evelyn P Speight

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned *, a Notary Public in and for said County and State, the within named* James E. Speight and wife, Evelyn P. Speight,

*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* 18th *day of* July *, 19* 77 *.*

Karen Ann Epps *, Notary Public.*

Commission Expires 11-26-78 *.*

KAREN ANN EPPS NOTARY PUBLIC DAVIDSON COUNTY, TENN.

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 .....

(1)

WARRANTY DEED

FROM

James E. Speight, et ux

TO

James W. Miles, et ux

E 1535 7

IDENTIF. REFERENCE

JUL 20 9 10 AM '77

FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TENN.

BOOK 5173 PAGE 182

Compliments of
Chicago Title Insurance Company
First Floor — First American Center
Deadrick Street
Phone 255-4631
NASHVILLE, TENNESSEE 37208