BOOK 5178 PAGE '83

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO	MAP PARCEL NUMBERS
James H. Miller (NAME)	First Federal of Nashville (NAME)	103
213 HIllwood Drive (STREET ADDRESS OR ROUTE NUMBER)	236 Fourth Avenue North (STREET ADDRESS)	14
Nashville, Tn. (CITY) (P. O. ZONE) (STATE)	Nashville, TN. 37219 (CITY) (ZONE) (STATE)	76

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

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

cash in hand paid and other good and valuable considerations, the receipt of which is hereby acknowledged,

We, Mike E. Buchanan and wife, Dorris M. Buchanan

have this day bargained and sold, and do hereby transfer and convey unto the said James H. Miller and wife, Sarah R. Miller

their ~~XXXXX~~ *(successors), heirs and assigns,*

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

Land in Davidson County, Tennessee, being Lot No. 2 of Block "E" on the Plan of Hillwood Estates, as of record in Book 1835, page 59, Register's Office for said County.

Said Lot No. 2 fronts 140 feet on the southerly side of Hillwood Drive and runs back 213 feet on the easterly line and 216.3 feet on the westerly line to a dead line, measuring 135 feet thereon.

Being the same property conveyed to Mike E. Buchanan and wife, Dorris M. Buchanan by deed from Margaret M. Sharp and husband, Alfred D. Sharp, of record in Book 4447, page 5, Register's Office for said County.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 117,500.00

Subscribed and sworn to before me, this the 26th day of July 19 77

Affiant James H. Miller

My commission expires: 3-13-80 (Affix Seal)

Notary Public Dorothy A. Petty

This is unimproved ( ) improved (X) property, known as 213 Hillwood Drive, Nashville, TN.
(House Number) (Street) 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
James H. Miller and wife, Sarah R. Miller
their ~~XXXXX~~ *(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.*

We *further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to said real estate to said* James H. Miller and wife, Sarah R. Miller
their
~~XXXXX~~ *heirs and assigns, against the lawful claims of all persons.*

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

Mike E. Buchanan

Dorris M. Buchanan

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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Personally appeared before me, the undersigned *, a Notary Public in and for said County and State,* Mike E. Buchanan

the within named 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* 29th *day of* July, 1977

Kathryn A Wilson
Notary Public

Commission expires 8-13-80

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.....

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Carol E. Milam, a Notary Public in and for said County and State, Dorris M. Buchanan, the within named 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 Nashville, Tennessee this 20th day of July, 1977.

My commission expires February 18, 1980.

Carol E. Milam
Notary Public

AUG-1 77	CONV	90,000.00			
AUG-1 77	CONV	27,500.00			
AUG-1 77	S'TAX		B*	305.50	
AUG-1 77	PR'FEE		B*	.50	
AUG-1 77	W'DEED		B*	4.00	* 310.00

WARRANTY DEED

FROM
Mike E. Buchanan, et ux

TO
James H. Miller and wife,
Sarah R. Miller

E 17595

IDENTIF. REFERENCE

AUG 1 1 39 PM '77

REGISTER
DAVIDSON COUNTY, TENN.

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