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

BOOK 5189 PAGE 413

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO	MAP PARCEL NUMBERS
Thomas E. Miller, et ux	Baker Mortgage Corporation	Map 107-14
(NAME)	(NAME)	
930 Kipling Drive	2840 Northeast Expressway NE	Parcel 18
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tennessee 37217	Atlanta, Georgia 30345	
(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 Thomas E. Miller and wife, Elizabeth B. Miller and other good and valuable considerations accepted as cash, the receipt of all of which is hereby acknowledged,

We, Bobby L. McDonald and wife, Rhonda McDonald,

have this day bargained and sold, and do hereby transfer and convey unto the said Thomas E. Miller and wife, Elizabeth B. Miller,

their *(successors), heirs and assigns,*

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

Land in Davidson County, Tennessee, being Lot No. 77 on the plan of Miro Meadows of record in Plan Book 1424, page 94, Register's Office for said County.
Said Lot No. 77 fronts 84.48 feet on the easterly margin of Kipling Drive and extends back 225.2 feet on the northerly line and 144.5 feet on the southerly line to a dead line, which is a broken line in the rear, measuring 148.9 feet thereon.

Being the same property conveyed to Bobby L. McDonald and wife, Rhonda McDonald, by deed from Thomas Carl Butler and wife, Ann S. Butler, of record in Book 4782, page 17, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to perpetual easement reserved for utility installation and maintenance, of record in Book 1710, page 183, Register's Office for Davidson County, Tennessee, and a setback line, a easement along southeasterly line and an easement along the easterly or rear line, for public utilities, and conditions of owner's certificate, as shown on plan of record in Book 1424, pages 94 and 95, 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 $ 24,100.00

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

Affiant Thomas E. Miller

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

Notary Public Mary Ewing

This is improved (XX) unimproved ( ) property, known as 930 Kipling Drive, Nashville, Tennessee 37217
(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 Thomas E. Miller and wife, Elizabeth B. Miller, 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 for 1977 taxes which are prorated and assumed by the purchasers.

We *further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to said real estate to said* Thomas E. Miller and wife, Elizabeth B. Miller, their *(successors), heirs and assigns, against the lawful claims of all persons.*

Witness our *hand* s *this* 26th *day of* August, 1977, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Bobby L. McDonald

Rhonda McDonald

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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Personally appeared before me, Mary Ensey, *a Notary Public in and for said County and State,* Bobby L. McDonald and wife, Rhonda McDonald,

*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 26th *day of* August, *19*77

Commission expires 4/21/80

Mary Ensey
Notary Public

MARY ENSEY NOTARY PUBLIC AT LARGE STATE OF 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 .....

PLEASE RETURN TO
CHICAGO TITLE INS. CO. 232695
FIRST [illegible]

WARRANTY DEED

FROM
Bobby L. McDonald, et ux
TO
Thomas E. Miller, et ux

AUG29 77 CONV 24,100.00
AUG29 77 S'TAX B* 62.66
AUG29 77 PR'FEE B* .50
AUG29 77 W'DEED B* 4.00 * 67.16

E 2 2 9 7 2

IDENTIF. REFERENCE

AUG 29 12 06 PM '77

FELIX [illegible] REGISTER
DAVIDSON COUNTY, TENN.

Compliments of
Chicago Title Insurance Company
First Floor — First American Center

Phone 255-4631
NASHVILLE, TENNESSEE 37238