BOOK 5194 PAGE 177

THIS INSTRUMENT WAS PREPARED BY:
GAIL P. PIGG, ATTORNEY
230 FOURTH AVE., NORTH
NASHVILLE, TENNESSEE 37219

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO	MAP PARCEL NUMBERS
Michael H. Miller (NAME)	Same (NAME)	131-4
1106 Glenwood Avenue (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	#187
Nashville, Tennessee (CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	16D,A-38896

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00)----------

---*Dollars,*

and other good and valuable consideration, the receipt of which is hereby acknowledged, we, the undersigned

C. A. GARDNER and C. P. GARDNER, AS TENANTS IN COMMON AND AS A PARTNERSHIP d/b/a G & G PARTNERSHIP

have this day bargained and sold, and do hereby transfer and convey unto the said

MICHAEL H. MILLER
his

(successors), heirs and assigns,

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

Land in Davidson County, Tennessee, being Lot No. 44, M. N. Young's Parkview Subdivision, a plan of which is of record in Book 547, page 173, Register's Office for said County.

Lot No. 44 fronts 100 feet on the northerly side of Glenwood Avenue and runs back between parallel lines 164 feet to a dead line.

Being the same property conveyed to C. A. Gardner and C. P. Gardner, as tenants in common, and as a partnership d/b/a G & G Partnership by deed from Beecher Elmer Bilbrey, Jr. Attorney-in-fact for Beecher Elmer Bilbrey, Sr. and Louvisa Bilbrey, of record in Book 5026, page 422, Register's Office for said County,

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 53,000.00

Subscribed and sworn to before me, this the 7th day of September 19 77

Affiant Michael H. Miller

My commission expires 2/23/81 (Affix Seal)

Notary Public

This is (unimproved) (X) improved property, known as 1106 Glenwood Avenue (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

MICHAEL H. MILLER
his

(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; easement in BK.3924,p.510; plan of record in BK.547,p.173.

We *further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to said real estate to said* MICHAEL H. MILLER
his

(successors), heirs and assigns, against the lawful claims of all persons.

Witness our hand s *this* 6th *day of* September 1977. *If corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

G & G PARTNERSHIP

BY: C. A. Gardner

C. P. Garnder

C. A. Gardner

C. P. Gardner

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Gail Pigg, a Notary Public in and for said County and State, C. A. Gardner and C. P. Gardner

the within named 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 Nashville, Tennessee, this 6th day of September, 1977. 77

Notary Public

Commission expires 2/23/81

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Before me, Raymond D. Benson, a Notary Public of the State and County aforesaid, personally appeared C. A. Gardner and C. P. Gardner, with whom I am personally acquainted, and who, upon oath, acknowledged self to be Partners of the G & G Partnership, 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 Nashville, Tennessee this 6th day of September, 19 77.

Raymond D. Benson Notary Public

Commission expires August 8, 1979

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Gail Pigg, A Notary Public in and for said County and State, C. A. Gardner and C. P. Gardner, d/b/a G & G Partnership, the within named bargainor, 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 6th day of September, 1977.

NOTARY

My Commission Expires: 2/23/81

SEP-77	CONV	53,000.00			
SEP-77	S'TAX		B*	137.80	
SEP-77	PR'FEE		B*	.50	
SEP-77	W'DEED		B*	4.00	* 142.30

23791

WARRANTY DEED

FROM

C. A. Gardner and C. P. Gardner as tenants in common and d/b/a G & G Partnership

TO:

Michael H. Miller

E 24730

IDENTIFICATION REFERENCE

SEP 7 3 32 PM '77

DAVIDSON CO. TENN.

Compliments of

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