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FROM

MARTHA F. MILLER PEACHER

TO

WILHEMINA MILLER and
HOWELL D. MILLER

IDENTIF. REFERENCE

FEB 13 9 50 AM '78

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

WARRANTY DEED

ADDRESS NEW OWNER(S):	SEND TAX BILLS TO:	MAP-PARCEL NO.:
Wilhemina Miller and Howell D. Miller	SAME	Map 84-4
3137 McGavock Pike		Par 21
Nashville, TN 37214		

THIS INSTRUMENT PREPARED BY:

Fred E. Cowden, Jr.
Attorney at Law
Suite 303, 4515 Harding Road
Nashville, Tennessee 37205

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The Actual Consideration or Value, Whichever is Greater, for this Transfer is

$ 17,000.00

Affiant

Subscribed and sworn to before me this the 10th day of February, 19 78.

Notary Public

My Commission Expires: 5/11/82
(AFFIX SEAL)

FOR AND IN CONSIDERATION of the sum of TEN ($10.00) DOLLARS cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, I, MARTHA F. MILLER PEACHER, hereinafter called the Grantor(s) have bargained and sold, and by these presents do transfer and convey unto the said WILHEMINA MILLER AND HOWELL D. MILLER, the Grantee(s) their heirs and assigns, all my right, title and interest, in certain tract or parcel of land in Davidson County, Tennessee, described as follows, to wit:

BEING Lot No. 47 on the Plan of McGavock Heights, Section IV, as of record in Book 2854, page 47, Register's Office for said County, described as follows:

BEGINNING at a point in the northerly margin of Meadowood Drive, at the corner of Lots 46 and 47; thence with the line between said lots, northerly 201.4 feet to a point; thence westerly 175.3 feet to a point in the easterly margin of McGavock Pike; thence with the margin of the same, southerly 165 feet to a point at the beginning of a curve; thence around said curve, southeasterly 39.16 feet to a point in the northerly margin of Meadowood Drive; thence with the margin of the same, easterly 178.69 feet to the point of beginning.

BEING the same property conveyed to Willie L. Miller by deed of record in Book 4704, page 673, Register's Office for Davidson County, Tennessee, the said Willie L. Miller having since died and being the same property devised to Martha F. Miller Peacher, Wilhemina Miller and Howell D. Miller by Will of record in the Probate Clerk's Office of Davidson County, Tennessee.

This is unimproved ( ) improved (X) property, known as 3137 McGavock Pike, Nashville.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee(s), their heirs and assigns, forever.

And, I, the Grantor(s), do covenant with the said Grantee(s) 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, unless herein set forth.

And I, the Grantor(s), do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee(s) heirs and assigns against the lawful claims of all persons whomsoever.

Witness my hand(s) this 10th day of February, 19 78, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Martha F Peacher
MARTHA F. MILLER PEACHER

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Carolyn Barnes, a Notary Public in and for said County and State, the within named MARTHA F. MILLER PEACHER, the bargainor(s), with whom I am personally acquainted, adn who acknowledged that SHE executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 10th day of FEbruary, 1978.

Carolyn Barnes
NOTARY PUBLIC

My Commission Expires: 8/3/80

FEB13'78	CONV	17,000.00			
FEB13'78	S'TAX		B*	44.20	
FEB13'78	PR'FEE		B*	.50	
FEB13'78	W'DEED		B*	4.00	* 48.70