BOOK 5262 PAGE 892

Map 61-15 2
Par. 364 78-3-8

WARRANTY DEED

THIS INDENTURE, made and entered into this 27th day of December 1977 by and between

TIMOTHY D. GILES AND WIFE, NANCY M. GILES
DON B. MILLER AND WIFE, CONSTANCE O. MILLER

of the first part, and

of the second part.

WITNESSETH: That for and in consideration of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said parties of the first part have bargained and sold and do hereby bargain, sell, convey and confirm unto the said parties of the second part the following described real estate, situated and being in Nashville the County of Davidson State of Tennessee.

Land in Davidson County, Tennessee, being Lot no. 273 on the Plat of Inglewood place of record in Plat Book 332, Page 101, said Register's Office. Said Lot No. 273 fronts 192.4 feet on the northerly margin of Newman Avenue and extends back 97.7 feet on the easterly line and 158.6 feet on the westerly line to a dead line in the rear measuring 182.4 feet thereon.

BEING the same property conveyed to Timothy D. Giles and wife, Nancy M. Giles, by deed from William A. Wilson and wife, Amy Pruitt Wilson, of record in Book 4963, page 404, said Register's Office.

This conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights-of-way for public utilities applicable to this property; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said parties of the second part, their heirs and assigns in fee simple forever.

And the said parties of the first part do hereby covenant with the said parties of the second part that they are lawfully seized in fee of the aforedescribed real estate; that they have a good right to sell and convey the same; that the same is unencumbered.

And that the title and quiet possession thereto they will warrant and forever defend against the lawful claims of all persons.

WITNESS the signatures of the said parties of the first part the day and year first above written.

Timothy D. Giles
TIMOTHY D. GILES

Nancy M. Giles
NANCY M. GILES

STATE OF TENNESSEE. COUNTY OF SHELBY

On this 27th day of December 1977 before me a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared Timothy D. Giles and Nancy M. Giles to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

WITNESS my hand and Notarial Seal at office the day and year above written. My commission expires: Feb. 25, 1979

Notary Public.

FOR REGISTAR'S USE ONLY

State Tax . $

Clerks Fee $ .50

Total . . . . $

Paid.
Deputy County Court Clerk

Revenue Stamps $

ST

The following information is not a part of this Deed.

Property Address 1304 Newman Avenue
Nashville, TN 37216

Mail Tax Bill to The Lomas & Nettleton Co.
P. O. Box 964
Virginia Beach, Virginia 23451

This Instrument prepared by:
FOLEY & WEISS, ATTYS.
SUITE 908 FIDELITY FEDERAL BLDG.
NASHVILLE, TENNESSEE 37219

E 54998

IDENTIF. REFERENCE

MAR 16 12 45 PM '78

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

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SECURITY TITLE CO., INC.

MEMPHIS, TENNESSEE

AGENTS FOR

Mississippi Valley Title Insurance Company

WARRANTY DEED

I, or we, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is $ 36,900.00 , which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this the 9th day of March, 19 78.

My commission expires: 6/7/80

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

FILE IN BOX 4

MAR 16 87	CONV	36,900.00		
MAR 16 87	STAX		B*	95.94
MAR 16 87	PRFEE		B*	.50
MAR 16 87	WDEED		B*	4.00
			*	100.44

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