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

BOOK 5267 PAGE 261

# WARRANTY DEED

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP PARCEL NUMBERS |
|---|---|---|
| Dickie Wayne Miller et ux | First Tennessee Bank N.A.Memphis | Map 104-1 |
| (NAME) 3811 Sentinel Drive | (NAME) P. O. Box 474 | Parcel 102 |
| (STREET ADDRESS OR ROUTE NUMBER) Nashville, Tennessee 37209 | (STREET ADDRESS) Memphis, Tennessee 38101 | |
| (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 Dickie Wayne Miller and wife, Melinda Faye Miller and other good and valuable considerations accepted as cash, the receipt of all of which is hereby acknowledged,

We. Mitchell Beard and wife, Bettie Jean Beard,

*have this day bargained and sold, and do hereby transfer and convey unto the said* Dickie Wayne Miller and wife, Melinda Faye Miller, their *(successors), heirs and assigns,*

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

Land in Davidson County, Tennessee, being Lot No. 9 on the Revised Plan of Valley View Subdivision, Section One, as of record in Book 2331, page 88, Register's Office for said County.
Said plan shows Lot No. 9 fronts 50 feet on the southerly side of Sentinel Drive and runs back between parallel lines 150 feet to the right-of-way of the N. C. & St. L Railroad Branch.

The above described property was conveyed to Mitchell Beard and wife, Bettie Jean Beard, by deed from Edward C. Sullivan and wife, Evelyn G. Sullivan, of record in Book 4531, page 497, said Register's Office.

This conveyance is made subject to a 25-foot setback line, a 10-foot easement along southerly rear line of lot for public utilities, an easement for sewer 10 feet wide running east and west through the center of the lot, and conditions of owner's certificate as shown on plan of record in Book 2331, page 88, Register's Office for said County; and restrictive covenants of record in Book 2446, page 146, and amended in Book 2487, page 19, Register's Office for said County.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual consideration or value whichever is greater, for this transfer is $ 17,500.00

Subscribed and sworn to before me, this the 29th day of March 19 78

Affiant Dickie Wayne Miller

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

Notary Public Mary Ann [illegible]

This is improved (XX) unimproved ( ) property, known as 3811 Sentinel Drive, Nashville, Tennessee 37209
(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* Dickie Wayne Miller and wife, Melinda Faye 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 1978 taxes which are prorated and assumed by the grantees.

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

*Witness* our hands this 29th *day of* March, 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.*

Mitchell Beard

Bettie Jean Beard

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

*Personally appeared before me,* Mary Emery, *a Notary Public in and for said County and State,* Mitchell Beard and wife, Bettie Jean Beard,

*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* 29th *day of* March, *19* 78.

Mary Emery
*Notary Public*

*Commission expires* 4/21/80

MARY EMERY ★ NOTARY PUBLIC AT LARGE

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* .....

| | | | | | | |
|---|---|---|---|---|---|---|
| MAR 30 78 | CONV | 17,500.00 | | | | |
| MAR 30 78 | S'TAX | | B* | 45.50 | | |
| MAR 30 78 | PR'FEE | | B* | .50 | | |
| MAR 30 78 | W'DEED | | B* | 4.00 | * | 50.00 |

NASHVILLE, TENN. 37202
**WARRANTY DEED**

FROM
Mitchell Beard et ux

TO
Dickie Wayne Miller et ux

E 57064

IDENTIF. REFERENCE

MAR 30 12 49 PM '78

FELIX E. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

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