BOOK 5271 PAGE 445

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

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO	MAP PARCEL NUMBERS
Russell G. Miller and Carol Foster	Commerce Union Bank	104-16
(NAME)	(NAME)	
[illegible]	One Commerce Place	#355
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
[illegible]	Nashville, TN 37238	22W-17275
(CITY) (P. O. /ZONE) (STATE)	(CITY) (ZONE) (STATE)	

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

CHARLES BENTON WILLIAMS and wife, MARY R. WILLIAMS

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

RUSSELL G. MILLER and CAROL FOSTER, a one-half undivided interest each, as tenants-in-common, their

(successors), heirs and assigns,

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

Land in Davidson County, Tennessee, being the northerly part of Lot No. 125 and the southerly part of Lot No. 126 on the Plan of Belmont Land Company's Property, called "Belmont Heights" as of record in Book 421, page 34, Register's Office for said County and described together as follows:

Beginning on the easterly margin of Belmont Boulevard at a point 244 feet north of the northerly margin of Linden Avenue, being the northwest corner of the property conveyed to Sydney Ray White and wife, by deed from R. R. Ogilvie and wife, of record in Book 571, page 309, said Register's Office; thence with said White's northerly line, eastwardly 186 feet, more or less, to the westerly margin of an alley; thence with said alley, northwardly 55.5 feet, more or less, to the southeast corner of the property conveyed to E. H. Goodman by deed from Margaret Lenora Perry, of record in Book 1281, page 270, said Register's Office; thence with said Goodman's southerly line, westwardly 186 feet, more or less, to the easterly margin of Belmont Boulevard; thence with said Boulevard, southwardly 55.5 feet, more or less, to the beginning.

Being the same property conveyed to Charles Benton Williams and wife, Mary R. Williams, by deed from Myrtle A. Hinkle, of record in Book 4588, page 508, said Register's Office.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 60,000.00

Subscribed and sworn to before me, this the 7th day of April, 1978

Affiant

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

Notary Public

This is unimproved ( ) improved (X) property, known as 2206 Belmont Boulevard (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

RUSSELL G. MILLER and CAROL FOSTER
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; plan of record in BK. 421, p. 34; & encroachment shown on survey by William Collier Parrish, Associates, dated December 19, 1961.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said RUSSELL G. MILLER and CAROL FOSTER
their

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

Witness our hand s this 7th day of April, 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.

Charles Benton Williams

Mary R. Williams

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Gail Pigg, *a Notary Public in and for said County and State,* Charles Benton Williams and wife, Mary R. Williams

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* 7th *day of* April, *19*78.

GAIL PIGG NOTARY PUBLIC DAVIDSON COUNTY, TENN.

Commission expires 2/23/81

Gail Pigg *Notary Public*

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 .....

APR 10 78 CONV 60,000.00
APR 10 78 S'TAX B* 156.00
APR 10 78 PR'FEE B* .50
APR 10 78 W'DEED B* 4.00 * 160.50

WARRANTY DEED

FROM
Charles Benton Williams et ux

TO
Russell G. Miller and
Carol Foster

Felix Wilkins Adams, Jr.

158903

IDENTIFICATION
APR 10 1 58 PM '78
FILED & RECORDED
REGISTER
DAVIDSON COUNTY, TENN.

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