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FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 14,000.00

Garland B. Miles
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd DAY OF May, 1978.

Gail C. Smith
Notary Public

MY COMMISSION EXPIRES: 6-11-80
(AFFIX SEAL)

This Instrument Was Prepared By
DENNEY, LACKEY & CHERNAU
218 Third Avenue North
Nashville, Tennessee 37201
NAME ADDRESS

THIS INSTRUMENT WAS PREPARED BY

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Garland B. Miles (NAME)	Fidelity Federal Savings & Loan Assn. (NAME)	Map 164
Rt. 2, Box 83 Mt. View Rd. (STREET ADDRESS OR ROUTE NUMBER)	401 Union Street (STREET ADDRESS)	Parcel 19
Antioch, Tenn. 37013 (CITY) (STATE) (P. O. ZIP)	Nashville, Tennessee 37219 (CITY) (STATE) (ZIP)	2D-17565

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, RUTH MILES

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO GARLAND B. MILES

a 1/2 undivided interest in
HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: TO-WIT:

Land in the 2nd Civil District of Davidson County, Tennessee, being part of Tract No. 6 Division of the Rucker Farm, as of record in Plat Book 1424, page 138, said REgister's Office, and more particularly described according to a survey made by George W. Watkins, Surveyor, as follows, to-wit:

Beginning at a point in the center of Mt. View Road, said point being as measured from a railroad spike located in Mt. View Road at the southwest corner of Tract No. 6 on said Division of the Rucker Farm as of record in Plan Book 1424, page 138, said Register's Office; thence along the center line of Mt. View Road North 15° 45' East 166.5 feet to a railroad spike; thence continuing along the center line of Mt. View Road North 10° east 43.5 feet to the point of beginning; thence along the center line of Mt. View Road North 10° east a distance of 100 feet to a point in the center line of Mt. View Road; thence south 84° 40' east a distance of 1136 feet to an iron pin; thence south 2° 30' West a distance of 100 feet to an iron pin; thence North 84° 40' West a distance of 1149 feet to the point of beginning, said tract containing 2.62 acres, more or less.

Being the same property conveyed to Garland B. Miles and wife, Ruth Miles by deed from John Edward Smith and wife, Betty Carolyn Smith of record in Book 4307, page 978, Register's Office for Davidson County, Tennessee, the said Garland B. Miles and Ruth Miles having since divorced the property is now owned by the parties as tenants in common by virtue of the divorce decree of record in Minute Book 20A, page 191, 6th Circuit Court Clerks Office of Davidson County, Tennessee.

This is unimproved ( ) improved (X) property, known as Rt. 2, Box 83 Mt. View Road, Antioch, Tenne. 37103
(House Number) (Street) (P. O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever; and we do covenant with the said GRANTEES 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 otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this 22nd day of May, 19 78

Ruth Miles
Ruth Miles

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STATE OF TENNESSEE
Davidson County

Personally appeared before me, Gail Annette, a Notary Public in and for said County and State, the within named Ruth Miles

the bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 22nd day of May 19 78

My Commission Expires APR 27, 1980

Commission expires _____

Gail Annette
Notary Public

STATE OF TENNESSEE
Davidson County

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon (his oath) (their several oaths) acknowledged (himself) (themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he) (they) as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____, 19__.

My commission expires _____

_____
Notary Public

1/2838-8

WARRANTY DEED

FROM
Ruth Miles

TO
Garland B. Miles, Unmarried

FIDELITY FEDERAL SAVINGS AND LOAN ASSOCIATION OF NASHVILLE

E 67167

IDENTIF. REFERENCE

MAY 24 2 38 PM '78

FELIX E. DYER, REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

MAY24'78	~~CONV~~	~~14,000.00~~			
MAY24'78	S'TAX		B*	36.40	
MAY24'78	PR'FEE		B*	.50	
MAY24'78	W'DEED		B*	4.00	* 40.90