BOOK 5293 PAGE 474

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 159,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st DAY OF May 1978

Notary Public

MY COMMISSION EXPIRES: 9-8-79

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Donald Arkovitz, Attorney, 332 White Bridge Rd., Nashville, TN. 37209
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Andrew W. Miller, et ux (NAME)	Commerce Union Bank (NAME)	Map No. 116-8-B
28 Washington Park (STREET ADDRESS OR ROUTE NUMBER)	P.O. Box 2546 (STREET ADDRESS)	Parcel 28
Nashville, TN. 37205 (CITY) (STATE) (P. O. ZIP)	Nashville, TN 37219 (CITY) (STATE) (ZIP)	7DA 73636

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, Jerry R. Hubbard and wife, Priscilla Hubbard

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Andrew W. Miller and wife, Freya B. Miller

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 Davidson County, Tennessee, being Lot No. 28 on the plan of Revised, Sugartree, Phase I, of record in Book 4860, Pages 56, 57, as amended by instruments of record in Book 5005, Page 144, Book 4912, Page 276, and Book 5015, Page 550, all in the Register's Office for said County.

There is conveyed with the above described planned unit development an undivided interest in and to the general and/or restricted common areas and facilities of Sugartree, Phase I, as said areas are set forth and defined in Master Deed of record in Book 4874, Page 463, Book 4857, Page 157, Book 4911, Page 356, Book 4927, Page 143, Book 4996, Page 126 and Book 5003, Page 688, all in the Register's Office for Davidson County, Tennessee, and to which reference is hereby made for more particulars.

BEING the same property conveyed to Jerry R. Hubbard and wife, Priscilla Hubbard, by deed from Jack Dalton and wife, Jeanette H. Dalton, of record in Book 5055, Page 15, Register's Office for Davidson County, Tennessee.

JUN-2 78	CONV	90,000.00			
JUN-2 78	CONV	69,900.00			
JUN-2 78	S'TAX		B*	415.74	
JUN-2 78	PR'FEE		B*	.50	
JUN-2 78	W'DEED		B*	4.00	* 420.24

This is (unimproved ( ) improved (X)) property, known as 28 Washington Park, Nashville, Tennessee 37205
(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 our hands this both day of May, 1978.
This instrument is executed on behalf of Jerry R. Hubbard by Colleen Chapple as his Attorney in Fact pursuant to a Power of Attorney dated May 24, 1978.

Jerry R. Hubbard
By Colleen Chapple

Priscilla Hubbard

STATE OF TENNESSEE }
Davidson County }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named XXXXXXXXXXXXXXXXXXXXXXXX, Priscilla Hubbard XXXXXXXXXXXXXXXXXXXXXXXXXXXXXX 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 30th day of May, 1978

Commission expires 2/11/81

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

WARRANTY DEED

FROM

Jerry R. Hubbard and wife,
Priscilla Hubbard

TO

Andrew W. Miller and wife,
Freya B. Miller

E 68864

IDENTIF. REFERENCE

JUN 2 2 43 PM '78

FELIX Z. WILSON II, REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Colleen Chapple, with whom I am personally acquainted, and who acknowledged that she executed the within instrument on behalf of Jerry R. Hubbard, as his Attorney in Fact as the free act and deed of the within named Jerry R. Hubbard.

Witness my hand and official seal at Nashville, Tennessee, the 30th day of May, 1978.

Notary Public

My commission expires: 2-11-81