# WARRANTY DEED

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STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 51000.00

(Affiant)

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th DAY OF July, 1978.

Notary Public

My Commission Expires AUG. 14, 1978

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
William G. Traber, Attorney, 107 Donelson Pike, Nashville, Tennessee 37214t
NAME ADDRESS

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Joe A. Miller (NAME) | Fidelity Federal Savings & Loan (NAME) | 75-8 |
| 701 Albany Drive (STREET ADDRESS OR ROUTE NUMBER) | 401 Union Street (STREET ADDRESS) | par. 54 |
| Hermitage, Tennessee 37076 (CITY) (STATE) (P. O. ZIP) | Nashville, Tennessee 37219 (CITY) (STATE) (ZIP) | Re |

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, Eugene F. Oyster, Jr. and wife, Mary J. Oyster

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Joe A. Miller and wife, Sondra L. 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. 259 on the Plan of Tulip Grove Subdivision Section 4, as of record in Book 4175, page 12, said Register's Office.

Said Lot No. 259 fronts 80 feet on the northerly side of Albany Drive and runs back 162.58 feet on the northwesterly line and 162.15 feet on the southeasterly line to a dead line in the rear, measuring 80.00 feet thereon.

Being the same property conveyed to Eugene F. Oyster, Jr. and wife, Mary J. Oyster by deed from Christopher L. Patron and wife, Penny L. Patron of record in Book 4793, page 114, Register's Office for Davidson County, Tennessee.

This is unimproved ( ) improved (XX) property, known as 701 Albany Drive (House Number) (Street) Hermitage, Tennessee (P. O. Address) (City or Town) 37076 (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 hand s this 7th day of July, 1978

Eugene F. Oyster, Jr.

Mary J. Oyster

STATE OF Tennessee
COUNTY OF Davidson

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Eugene F. Oyster, Jr. and wife, Mary J. Oyster

the bargainor S, 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, TN. this 7th day of July, 19 78

My Commission Expires AUG. 14, 1978

Robert W. Thurman, Jr. Notary Public

Commission Expires

ROBERT W. THURMAN, JR. NOTARY PUBLIC STATE OF TENN. DAVIDSON COUNTY

STATE OF
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 purpose 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

E 76305

IDENTIF. REFERENCE

JUL 12 2 45 PM '78

FELIX Z. WILSON REGISTER
DAVIDSON COUNTY, TENN.

| | | | | |
|---|---|---|---|---|
| JUL 12 78 | CONV | 51,000.00 | | |
| JUL 12 78 | S'TAX | | B* 132.60 | |
| JUL 12 78 | PR'FEE | | B* .50 | |
| JUL 12 78 | W'DEED | | B* 4.00 | * 137.10 |

WARRANTY DEED

FROM Eugene F. Oyster, Jr. et ux

TO Joe A. Miller et ux

TITLE INSURED BY POLICY NUMBER:

AND SAVINGS OF NASHVILLE

Title Associates, Inc. Livery of Seisin

Compliments of Title Associates, Inc.

REPRESENTING USLIFE TITLE INSURANCE Company of New York

$51,000.00 113030-8