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STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 21,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 20TH DAY OF JULY 1978.

Notary Public

MY COMMISSION EXPIRES: 11-6-79

THIS INSTRUMENT WAS PREPARED BY
LAWYER'S ESCROW SERVICE, 300 JAMES ROBERTSON PARKWAY, NASHVILLE, TN 37201
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Charles H. Miller (NAME)	Molton, Allen & Williams, Inc. (NAME)	90-6
649 1/2 James Ave. (STREET ADDRESS OR ROUTE NUMBER)	P.O. Box 10025 (STREET ADDRESS)	207
Nashville, TN (CITY) (STATE) (P. O. ZIP)	Birmingham, Alabama 35202 (CITY) (STATE) (ZIP)	8DA 25215

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, Steve R. Smith and wife Shirley Ann Smith

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Charles H. Miller and wife Patricia A. 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:

Being Lot No. 1 on the resubdivision of the Re-Subdivision of Lots Nos. 34, 35, 36, 37, and 38 on the West Nashville Annex, of record in Book 4885, page 138, Register's Office for Davidson County, Tennessee.

Said Lot No. 1 begins at a point in the northerly margin of James Ave. 136.79 feet west of Frisco Avenue, at a point of the beginning of a curve with a radius of 20 feet; thence along the said margin of James Ave. 45.11 feet to a point; thence in a northwesterly direction 53.75 feet to a point in an alley; thence in a southeasterly direction along the margin of said alley 191.92 feet to the beginning of a curve whose radius is 20 feet; thence around said curve in a southerly direction 19.71 feet to the margin of James Ave., the point of beginning.

Being the same property conveyed to Steve R. Smith by deed from Fredia Rigsby and Patricia Biggs, of record in Book 5241, page 715, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to any and all existing restrictions and easements of record.

RECORDER'S MEMO:
Legibility of Writing, Typing or Printing in This Document Unsatisfactory When Received.

This is Improved (XX) unimproved ( ) property, known as 649 1/2 James Ave. Nashville, TN
(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 20TH day of JULY 1978

Steve R. Smith

Shirley Ann Smith

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 Steve R. Smith and wife Shirley Ann Smith

the 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 20TH day of JULY 1978.

Commission expires 11-6-79

Notary Public

STATE OF TENNESSEE }

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 (their several oaths) acknowledged (themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he) 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

E 78988

IDENTIF. REFERENCE

JUL 26 3 01 PM '78

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

WARRANTY DEED

FROM Steve R. Smith

TO Charles H. Miller

Return to: LAWYER'S ESCROW SERVICE
300 JAMES ROBERTSON PARKWAY
NASHVILLE, TENNESSEE 37201

JUL 26 78	CONV	21,500.00			
JUL 26 78	S'TAX		B*	55.90	
JUL 26 78	PR'FEE		B*	.50	
JUL 26 78	W'DEED		B*	4.00	* 60.40