This instrument prepared by:
Thomas J. Sherrard
26th Floor - Life & Casualty Tower
Nashville, Tn 37219

BOOK 5381 PAGE 323

# WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Eighty Three Thousand Five Hundred and no/100 ($83,500.00) Dollars, the receipt of which is hereby acknowledged, we, JAMES F. BLUMSTEIN and ANDREE KAHN BLUMSTEIN have this day bargained and sold and do hereby transfer and convey unto MICHAEL MILLER and wife, EMILY G. MILLER, the Grantees herein, their heirs and assigns, a certain tract or parcel of land located in Davidson County, State of Tennesse, and being more particularly described as follows:

> Land in Davidson County, Tennessee, being Lot No. 7 in the Bransford Realty Company's Subdivision of Lots Nos. 6, 7, 9 to 19 inclusive and part of Lot No. 8 in Block "F" in Whitland Realty Company's Subdivision, the plan of which is of record in Book 547, page 53, of the Register's Office for said County.
>
> Said Lot No. 7 fronts 74 feet on the east side of Cantrell, formerly Wilson, Avenue and extends back easterly between lines 265.5 feet, more or less, on its northerly margin and 211.75 feet, more or less, on its southerly margin to a dead line measuring 147.5 feet on said rear line.
>
> Being the same property conveyed to James F. Blumstein and wife, Andree Kahn Blumstein, by deed from Dorothy Battenfield Robison, a widow, of record in Book 4768, page 794, Register's Office for Davidson County, Tennessee.

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 that the same is unencumbered.

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.

Witness our hands, this the 2nd day of January, 1979.

James F. Blumstein
James F. Blumstein

Andree Kahn Blumstein
Andree Kahn Blumstein

Send tax bills to and address of new owner:

Michael Miller + Emily G. Miller

200 Cantrell Ave.

Nashville, TN. 37205

Map & Parcel

104-13-20

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater is $83,500.00.

James F. Blumstein
Affiant

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Subscribed and sworn to before me this the 2nd day of January, 1979.

Mary Ensey
Notary Public

My Commission Expires: 4/21/80

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STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the said County and State, the within named James F. Blumstein and Andree Kahn Blumstein, 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, on this the 2nd day of January, 1979.

Mary Ensey
Notary Public

My Commission Expires: 4/21/80

F.O.7.7.9.6.

IDENTIF. REFERENCE

JAN 3 12 46 PM '79

FELIX Z. WILSON JR REGISTER
DAVIDSON COUNTY, TENN.

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|---|---|---|---|---|---|
| JAN-3 79 | CONV | 83,500.00 | | | |
| JAN-3 79 | S'TAX | | B* | 217.10 | |
| JAN-3 79 | PR'FEE | | B* | .50 | |
| JAN-3 79 | W'DEED | | B* | 4.00 | * 221.60 |