THIS INSTRUMENT WAS PREPARED BY
GAIL P. PIGG, ATTORNEY
230 FOURTH AVE., NORTH
NASHVILLE, TENNESSEE 37219

5439 02/26 120.20- CHECK

WARRANTY DEED

BOOK 5399 PAGE 320

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Joseph David Miller and wife, Marilyn S. Miller	First & Mid-South Mortgage Co.	96-14
(NAME)	(NAME)	
3109 Jonesboro Road	P. O. Box 2568	#278
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tennessee	Nashville, TN 37219	3DZ-61322
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of Ten and No/100 ($10.00)----------
---------- *Dollars,*

and other good and valuable consideration, the receipt of which is hereby acknowledged, and the assumption by the grantee of the unpaid principal balance of a note payable to First and Mid-South Mortgage Company, secured by a deed of trust of record in Book 5052, page 234, Register's Office for Davidson County, Tennessee, and the assumption of the escrow account therewith

JAMES E. COOK, JR. and wife, VERONICA A. COOK

have this day bargained and sold, and do hereby transfer and convey unto the said

JOSEPH DAVID MILLER and wife, MARILYN S. MILLER
their *(successors), heirs and assigns,*

certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being Lot No. 239 on the Plan of Hickory Bend, Section 4, of record in Book 4175, page 34, Register's Office for said County.

Said Lot No. 239, which is a corner lot, fronts 80.0 feet on the southerly margin of Jonesboro Drive and fronts 85.0 feet on the westerly margin of Jonesboro Court, said frontages being joined by a curve having a length of 39.27 feet, and extends back 105.0 feet on the southerly line and 110.1 feet on the westerly line to a point of interesection.

Being the same property conveyed to James E. Cook, Jr. and wife, Veronica A. Cook, by deed from Larry F. Boyd and wife, Roxann K. Boyd, of record in Book 5052, page 232, said Register's Office.

STATE OF TENNESSEE,
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 44,450.38

Subscribed and Sworn to before me, this the 27th day of February, 19 79

Affiant

My Commission expires 2/23/81
(Affix Seal)

Notary Public

This is (unimproved ( ) improved (X) property, known as 3109 Jonesboro Drive, Nashville, Tennessee
(House Number) (Street) P. O. Address: (City or Town

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said

JOSEPH DAVID MILLER and wife, MARILYN S. MILLER
their *(successors),*

heirs and assigns forever. We *covenant that* we are *lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered,* except for 1979 taxes; plan of record in BK.4175,p.34 deed of trust in Bk.5052,p.234; restrictions in Bk.4272,p.832

We *further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to said real estate to said* JOSEPH DAVID MILLER and wife, MARILYN S. MILLER
their
(successors), heirs and assigns, against the lawful claims of all persons.

Witness our hand S this 27th day of February, 19 79 *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

James E. Cook, Jr.
James E. Cook, Jr.

Veronica A. Cook
Veronica A. Cook

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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Personally appeared before me, Gail Pigg *, a Notary Public in and for said County and State,* James E. Cook, Jr. and wife, Vernonica A. Cook

*the within named 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 *Tennessee, this* 26th *day of* February *, 19* 79

Gail Pigg
Notary Public

Commission expires 2/23/81

NOTARY PUBLIC AT LARGE TENNESSEE

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, ... *, a Notary Public of the State and County aforesaid, personally appeared* ..... *with whom I am personally acquainted, and who, upon oath, acknowledged* .....*self to be* ..... *of the* ..... *the within named bargainor, a corporation, and that* .....*he as such* ..... *being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by* .....*self as* .....

Witness my hand and seal, at office in ..... *this* .....*day of* ....., *19*.....

.....*Notary Public*

Commission expires .....

WARRANTY DEED

FROM

James E. Cook, Jr. et ux

TO

Joseph David Miller et ux

F. I. 5 9 6 9

IDENTIF. REFERENCE

FEB 28 8 17 AM '79

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Compliments of
Chicago Title Insurance Company
First Floor — First American Center

Phone 255-4631
NASHVILLE, TENNESSEE 37238