BOOK 5437 PAGE 707

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 13,426.00

Bessie L. Walton
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th DAY OF May 1979

Notary Public

MY COMMISSION EXPIRES: 7/21/82

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Harry G. Nichol, Atty., 711 J.C.Bradford Bldg., Nashville, Tn., 3721 9
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ronald Miller (NAME)	Same (NAME)	105-1
912 Villa Place (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	17 Jr
Nashville, Tn., 37212. (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	IDW 4565

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~~, I, Bessie L. Walton, unmarried,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Ronald Miller,

HEREINAFTER CALLED THE GRANTEES, ~~THEIR~~ his 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. 31 on the B. F. Shields Heir's Plan of Lots, as of record in Book 57, page 31, Register's Office for said County.

Said lot No. 31 fronts 50.25 feet on the easterly side of Villa Place and runs back between parallel lines 140.75 feet to an alley.

Being the same property conveyed to Bessie L. Walton, unmarried, by deed from Dorothy W. Smith, dated May 14, 1979, of record in Book 5435, page 482, Register's Office for Davidson County, and by quitclaim deed from Dorothy W. Smith and husband, Vernon Smith, dated May 17, 1979, of record in Book _____, page _____, Register's Office for Davidson County, Tennessee.

This property is encumbered by indebtedness in amount of $8.896.65, secured by deed of trust to C. W. Donnell, Trustee, dated March 23, 1979, of record in Book 5409, page 597, Register's Office for Davidson County, Tennessee, and for taxes for the year 1979.

This is ~~unimproved~~ ( ) improved (XX) property, known as 912 Villa Place, Nashville, Tenn., 37212.
(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 my hand this 18th day of May, 1979.

Bessie L. Walton

STATE OF TENNESSEE
Davidson County

BOOK 5437 PAGE 708

Personally appeared before me, Nancy D. Michael, a Notary Public in and for said County and State, the within named Bessie L. Walton, unmarried,

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, Davidson County, Tennessee, this 18th day of May 1979.

NOTARY PUBLIC
DAVIDSON COUNTY

Commission expires 7/21/81.

Nancy D. Michael
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
BESSIE L. WALTON.

TO
RONALD MILLER.

Property located at:
912 Villa Place, Nashville, Tn.

Register's Office:
Mail this deed to
Ronald Miller,
911 Villa Place,
Nashville, Tn., 37212.

F. 3012

IDENTIF. REFERENCE

MAY 18 3 41 PM '79
FELIX Z WILSON REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

05/18 39.34- CHECK

3802

OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

BOOK 5437 PAGE 709

RECEIVED OF _____

FOR _____

CO - CONVEYANCE	CC - CERTIFIED COPY	MS - MISCELLANEOUS
MO - MORTGAGE	MR - RELEASE	ST - STATE TAX CONVEY.
WD - WARRANTY DEED	UC - UNIFORM COMMERCIAL CODE	ST - STATE TAX MORT.
TD - TRUST & DEED		PF - PROBATE FEES

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			13426.00- CO	
			34.84 CO TX	
			.50 PRFEE	
			4.00 WDEED	
			CHECK	39.34-
3802A05/18/79			BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

F 3 0 1 2 1

IDENTIF. REFERENCE T

MAY 18 3 41 PM '79

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

No. 684909