This instrument prepared by:
Joseph B. Pitt, Jr., Attorney
First American Center
Nashville, Tennessee 37238

BOOK 5469 PAGE 794

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Gary J. Miller	Home Federal Savings & Loan	74-4-95
(NAME)	(NAME)	
	230 Fourth Avenue North	
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
	Nashville, Tennessee 37219	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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

cash in hand paid by Gary J. Miller and other good and valuable considerations accepted as cash, the receipt of all of which is hereby acknowledged, and for a further consideration the said Gary J. Miller has assumed and agrees to pay the unpaid balance of an original indebtedness in the amount of $33,500.00, secured by deed of trust of record in Book 5289, page 104, Register's Office for Davidson County, Tennessee,

We, Thomas Lyden Armstrong and wife, Ronella Ann Armstrong

have this day bargained and sold, and do hereby transfer and convey unto the said Gary J. Miller

the Grantees herein, their (successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being Lot No. 40 on the Plan of Hermitage Hills, Section 12, as of record in Book 4675, page 125, Register's Office for said County.

Said Lot No. 40 fronts 66.0 feet on the west side of Bonnafair Drive and extends back 104.79 feet on the north line and 127.34 feet on the south line to a dead line measuring 101.70 feet thereon.

Being the same property conveyed to Thomas Lyden Armstrong and wife, Ronella Ann Armstrong by deed from Jack Williams and wife, Frances E. Williams, of record in Book 5289, page 102, said Register's Office.

This conveyance is subject to a 10-foot easement for public utilities and drainage, a utility anchor easement, 2.5 x 25 feet, 30-foot setback line from Bonnafair Drive, and conditions of Owner's Certificate of record in Book 4675,page 125, said Register's Office and restrictive covenants of record in Book 4820, page 611, as amended in Book 4960, page 506 and Book 4969, page 667, said Register's Office.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON } The actual consideration or value whichever is greater, for this transfer is $ 40,736.75

Subscribed and sworn to before me, this the 20th day of July 19 79

My commission expires: 8-12-81 (Affix Seal)

Affiant

Notary Public

unimproved ( )
This is improved (X) property, known as 8143 Bonnafair Drive, Hermitage, Tennessee 37076
(House Number) (Street) P.O. Address: (City or Town)

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

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their (successors), heirs and assigns, against the lawful claims of all persons.

Whenever 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 *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.*

Thomas Lyden Armstrong
Thomas Lyden Armstrong

Ronella Ann Armstrong
Ronella Ann Armstrong

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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Personally appeared before me, Doris E. Moran, *a Notary Public in and for said County and State,* Thomas Lyden Armstrong and wife, Ronella Ann Armstrong

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 20th *day of* July, *19* 79

Doris E. Moran *Notary Public*

Commission expires 8-12-81

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 230.75

FROM
Thomas Lyden Armstrong and wife,
Ronella Ann Armstrong

TO

Gary J. Miller

F. 4 1 6 8 2

IDENTIF. REFERENCE

JUL 23 3 52 PM '79

FELIX Z. ROBINSON III REGISTER
DAVIDSON COUNTY, TENN.

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

Phone 255-4631
NASHVILLE, TENNESSEE 37238

Chicago Title Insurance Company
2000 Richard Jones Road
Nashville, Tenn. 37215
Phone 298-2627

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

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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
			40736.75- CO	
			105.62 CO TX	
			.50 PRFEE	
			6.00 MDEED	
			CHECK 112.32-	
850CA	07/23/79		BAL .01	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

F 4 1 6 8 2

IDENTIF. REFERENCE

JUL 23 3 52 PM '79

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

No. 699180