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

BOOK 5498 PAGE 950

# WARRANTY DEED

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP PARCEL NUMBERS |
|---|---|---|
| Terry Wayne Miller and wife, Jeanine Ann Miller | First Tennessee Bank N. A. Memphis | 981-101 |
| (NAME) | (NAME) | |
| 5105 Lana Renee Court | P. O. Box 474 | |
| (STREET ADDRESS OR ROUTE NUMBER) | (STREET ADDRESS) | |
| Hermitage, Tennessee 37076 | Memphis, Tennessee 38101 | |
| (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 Terry Wayne Miller and wife, Jeanine Ann Miller and other good and valuable considerations accepted as cash, the receipt of all of which is hereby acknowledged,

Randall Phillips Builders, Inc.

*have this day bargained and sold, and do hereby transfer and convey unto the said* Terry Wayne Miller and wife, Jeanine Ann Miller

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

Being Lot No. 56 on the Plan of the Resubdivision of Lots 42-56, Roxborough Subdivision as of record in Book 5210, page 76, Register's Office for Davidson County, Tennessee.

Said Lot No. 56 fronts 57.93 feet on the southerly side of Lana Renee Court and extends back 159.93 feet on the easterly line and 229.51 feet on the westerly line which is a broken line to a dead line which is a broken line, measuring 273.91 feet thereon.

Being the same property conveyed to Randall Phillips Builders, Inc. by deed from Kyle R. Weems, Trustee, of record in Book 5239, page 641, said Register's Office.

This conveyance is subject to the plan of record in Book 5210, page 76, said Register's Office, which shows an Owner's Certificate, a 30-foot minimum building setback line from Lana Renee Court and a 10-foot easement for public utility and drainage purposes; and restrictive covenants of record in Book 5302, page 669, said Register's Office.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 55,000.00

Subscribed and sworn to before me, this the 10th day of Sept 19 79

Affiant Terry Wayne Miller

My commission expires: 4/21/80 (Affix Seal)

Notary Public Mary Emily

unimproved ( )
This is improved (X) property, known as 5105 Lana Renee Court, 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* 10th *day of* September *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.*

RANDALL PHILLIPS BUILDERS, INC.
By:
Lunsford M Hollins Jr.
Lunsford M. Hollins, Jr., Vice President

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

*Personally appeared before me,* ....., *a Notary Public in and for said County and State,* .....

.....

.....

*the within named bargainor*....., *with whom I am personally acquainted, and who acknowledged that*..... *executed the within instrument for the purposes therein contained.*

*Witness my hand and official seal at*..... *Tennessee, this*.....*day of*....., *19*.....

..... *Notary Public*

*Commission expires*.....

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

*Before me,* ..... Mary Ensey ....., *a Notary Public of the State and County aforesaid, personally appeared* Lunsford M. Hollins, Jr. .....,
*with whom I am personally acquainted, and who, upon oath, acknowledged* him *self to be* Vice President .....
.....*of the* Randall Phillips Builders, Inc. .....,
*the within named bargainor, a corporation, and that* he *as such* Vice President .....,
*being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by* him *self as* Vice President .....

*Witness my hand and seal, at office in* Nashville, Tennessee .....
*this* 10th *day of* Sept, *19*79

..... Mary Ensey *Notary Public*

*Commission expires* 4/21/80

MARY ENSEY NOTARY PUBLIC AT LARGE STATE OF TENN.

PLEASE RETURN TO
CHICAGO TITLE INS. CO.
FIRST AMERICAN CENTER
NASHVILLE, TENN. 37238

**WARRANTY DEED** 237166

FROM
Randall Phillips Builders, Inc.

TO
Terry Wayne Miller and wife,
Jeanine Ann Miller

F. 52038

IDENTIF. REFERENCE

SEP 14 3 06 PM '79

FEE $ ..... 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**

BOOK 5498 PAGE 952

RECEIVED OF _____

FOR _____

| | | |
|---|---|---|
| CO - CONVEYANCE | CC - CERTIFIED COPY | MISC - MISCELLANEOUS |
| MO - MORTGAGE | REL - RELEASE | CO TX - STATE TAX CONVEY |
| WD - WARRANTY DEED | UCC - UNIFORM COMMERCIAL CODE | MO TX - STATE TAX MORT |
| TD - TRUST DEED | | PRFEE - PROBATE FEE |

| DATE | SYMBOL | VALUATION | TAX AND FEES | TOTAL PAID |
|---|---|---|---|---|
| | | | 5[illegible].00- CO | |
| | | | 145.34 CO TX | |
| | | | .50 PRFEE | |
| | | | 6.00 MOREC | |
| | | | CHECK | 151.34- |
| | | | 1614A09/14/79 BAL | .00 |

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

F 52038

IDENTIF. REFERENCE

SEP 14 3 06 PM '79

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

No. 711906