THIS INSTRUMENT PREPARED BY: Thomas M. Brick, Attorney at Law
223 Madison Street
Madison, TN 37115

mail

WARRANTY DEED

BOOK 5515 PAGE 23

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO	MAP PARCEL NUMBERS
ROBERT A. MILLER, ET UX	SAME	Map 12
(NAME) Route 2, Box 461	(NAME)	Parcel 32
(STREET ADDRESS OR ROUTE NUMBER) Goodlettsville, Tn 37072	(STREET ADDRESS)	10 D 18465
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of ----------TEN AND NO/100----------
----------($10.00)---------- Dollars,

cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged,

L. O. SEATON AND WIFE, PAULINE M. SEATON, hereinafter referred to as Grantors,

have this day bargained and sold, and do hereby transfer and convey unto the said ROBERT A. MILLER AND WIFE, EMALEE JACKSON MILLER, hereinafter referred to as Grantees, their (successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows

Land in Davidson County, Tennessee, in the 10th Civil District of said County and bounded as follows:
South by the lands of Marshall Draper, et al., West by Springfield Pike, East by New Baker Hill Line of the Herderson Division of the L & N Railroad, the line along said railroad runs in a northwesterly direction to the intersection of the line along the Springfield Pike, forming a point at the north end of said tract of land, containing 6 acres, more or less.
INCLUDED in the above description but expressly EXCLUDED therefrom is a tract of 1-3/5 acres conveyed to Jos. M. Davenport and wife, by deed from Lester A. Davenport and wife, as of record in Book 5138, page 623, being a triangular strip beginning at the intersection of the L & N Railroad and Old Nashville and Springfield Pike; thence along the easterly margin of said Pike in a southerly direction 185 yards; thence easterly 58 yards to the L & N Railroad right-of-way thence along said right-of-way northwesterly 185 yards to the beginning.
BEING the same property conveyed to L. O. Seaton and wife, Pauline M. Seaton, by deed from John Thomas Leeman and wife, Margaret O. Leeman, of record in Book 5001, page 451, Register's Office for Davidson County, Tennessee.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 61,000

Subscribed and sworn to before me, this the 11th day of October 1979

Affiant Robert A. Miller

My commission expires: 3/15/81 (Affix Seal)

Notary Public Carolyn F. Waddey

This is { unimproved / improved } property, known as ..... (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 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.

Witness our hand s this 11th day of October 1979, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

L O Seaton

Pauline M. Seaton

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, *a Notary Public in and for said County and State,* L. O. SEATON AND WIFE, PAULINE M. SEATON

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 Madison, Tennessee, *this* 11th *day of* October, 1979.

Carolyn J. Waddey *Notary Public*

Commission expires 3/15/81

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 .....

8981 10/16 165.10- CHECK

WARRANTY DEED

FROM

L. O. SEATON, ET UX

TO

ROBERT A. MILLER, ET UX

F. 5 7 9 7 9

IDENTIF. REFERENCE

OCT 16 3 42 PM '79

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Compliments of
Commonwealth Title Agency of Nashville, Inc.
Suite 106 Madison Bldg.
223 Madison St.
MADISON, TENNESSEE 37115

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____ BOOK 5515 PAGE 25

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
			61000.00- CO 158.60 CO TX .50 PRFEE 6.00 WDEED CHECK 165.10-	

898IA10/16/79 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

F.5797 9

IDENTIF. REFERENCE

OCT 16 3 42 PM '79

FELIX Z. WILSON
DAVIDSON COUNTY, TENN.

No. 719070