9702 05/19 35.00 SHELBY

ADDRESS NEW OWNER(S) AS FOLLOWS (NAME)	SEND TAX BILLS TO (NAME)	MAP-PARCEL NUMBERS
Miles H. Geralds, et ux	Same	Map. No. 83-14
1802 Boscobel Street (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Parcel No. 321
Nashville, Tenn. (CITY) (STATE) (ZIP CODE)	(CITY) (STATE) (ZIP CODE)	

WARRANTY DEED BOOK 5603 PAGE 398

For and in consideration of the sum of Ten Thousand, five hundred ($10,500.00) DOLLARS

cash in hand paid by Miles H. Geralds and wife, Beverly Geralds, the receipt and sufficiency of which is hereby acknowledged,

we, J. M. Miller and wife, Fannie Mae Miller,

have bargained and sold, and by these presents do transfer and convey unto the said Miles H. Geralds and wife, Beverly Geralds,

the GRANTEES herein, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being the easterly half of Lot No. 54 on the Plan of Edgefield Land Company's first subdivision, as of record in Book 57, Page 130, Register's Office for said County.

Said part of Lot No. 54 fronts 32-1/2 feet on the southerly side of Boscobel Street, formerly Rothschild Avenue, and runs back between parallel lines, 150 feet to an alley.

Being the same property conveyed to Aubrey Whiteside by deed from Ernest W. Bents, Trustee, dated September 29, 1944 and recorded in Book 1304, Page 187, said Register's Office; and being the same property conveyed to J. M. Miller and wife, Fannie Mae Miller, by deed from Aubrey R. Whiteside, a single man, dated July 8, 1958 and recorded in Book 3338, Page 545, said Register's Office.

8 9 9 1 2

IDENTIFICATION REFERENCE

MAY 19 10 44 AM '80

REGISTER DAVIDSON COUNTY, TENN.

RUSH

1980 taxes prorated and assumed by the buyer.

This is unimproved ( ) improved (X) property, known as 1802 Boscobel Street, Nashville, Tennessee
(House Number) (Street)

(P. O. Address) (City or Town) (Zip Code)

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.

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 1st day of May, 1980.

J. M. Miller

Fannie Mae Miller

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BOOK 5603 PAGE 399

Personally appeared before me, Hugh C. Howser, a Notary Public in and for said County and State, the within named J. M. Miller and Fannie Mae Miller

the 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 7th day of May, 1980.

My commission expires 4/18/82 Notary Public Hugh C. Howser

HUGH C. HOWSER NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF _____

Before me, _____, a Notary Public of the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted, and who, upon oath, acknowledged _____ to be _____ and _____ respectively of the _____, the within named bargainor, a corporation, and that _____ as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purpose 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 seal, at office in _____, this _____ day of _____, 19____.

_____ Notary Public

Commission expires _____

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer or value of property (whichever is greater) is $ 10,500.00 This is equal to or greater than the property would bring at a fair and voluntary sale.

Hugh C. Howser

Sworn to and subscribed before me this 19th day of May, 1980.

My commission expires _____ Notary Public Carol C. Lacy

Dep. Reg.

This instrument was prepared by:

Hugh C. Howser, 300 James Robertson Parkway, Nashville, Tennessee 37201
Name Address

WARRANTY DEED

FROM J. M. Miller, et ux

TO Miles H. Geralds, et ux

Pioneer National Title Insurance Company
Public Square Building
311 4th Avenue North
NASHVILLE, TENNESSEE 37219

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____ BOOK 5603 PAGE 400

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
			1050.00- CO	
			27.30 CO TX	
			.50 PRFEE	
			6.00 MORTG	
			CHECK	3..80-
9702405/15/80			BAL	.0.

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

F89912

IDENTIFICATION REFERENCE

MAY 19 10 44 AM '80

No. 758365