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BOOK 5556 PAGE 779

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 23,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF January, 1980.

Notary Public

MY COMMISSION EXPIRES: 1-18-82

(AFFIX SEAL)

Re-Record
BOOK 5629 PAGE 958

THIS INSTRUMENT WAS PREPARED BY
Wilkins, Adams & Spicer, Attorneys 515 Two Mile Parkway, Goodlettsville, TN 37072
~~401 Union Street, Nashville, Tennessee 37219~~

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Richard V. Miller et ux (NAME)	SAME (NAME)	12DZ 04920
301 1/2 Duke Street (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Map 71-7
Nashville, TN. 37207 (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	Par 44

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, William E. Thomas, Jr., and wife, Ida Thomas

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Richard V. Miller and wife, June B. Miller

HEREINAFTER CALLED THE GRANTEES, THEIR 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. 1 on the plan of Resubdivision of Lot No. 94 of J.B. Haynies Oriental, of record in Book 5190, page 86, Register's Office for said County.

SAID Lot No. 1 fronts 53.36 feet on the easterly margin of Sultana Avenue and fronts 90.36 feet on the southerly margin of an alley, 10 feet wide, said frontages being joined by a curve having a length of 15.34 feet, and extends back 99.98 feet on the southerly line and 66.68 feet on the easterly line to a point of intersection.

BEING part of the same property conveyed to William E. Thomas Jr., by deed from R.E. Worrell, Clerk of the County Court of Nashville, Davidson County, Tennessee, of record in Book 4606, page 677, Register's Office for Davidson County, Tennessee.

RECORDED F.99502

IDENTIF. REFERENCE

Jul 29 8 27 AM '80

FELIX Z. WILSON JR. REGISTER DAVIDSON COUNTY, TENN.

This is unimproved ( ) improved (X) property, known as 301 1/2 (House Number) Sultana Avenue, (Street) Nashville, TN. (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 our hand s this 15th day of January, 1980

William E. Thomas, Jr. (SEAL) Ida Thomas

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named William E. Thomas, Jr. and wife, Ida Thomas

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 Goodlettsville, Tennessee, this 15th day of January 19 80

Commission expires 1-18-82

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 (their several oaths) (his oath) acknowledged (themselves) (himself) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he) as such _____ and _____ (they), 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
William E. Thomas, Jr., and wife,
Ida Thomas

TO
Richard V. Miller and wife,
June B. Miller

F 7 2 7 1 2

IDENTIF. REFERENCE

JAN 18 8 38 AM '80

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Return To:
WILKINS, ADAMS & ~~MEEKS~~, ATTORNEYS
~~401 Union Street~~
~~1100 Fidelity Federal Building~~
~~Nashville, Tennessee 37219~~
515 Two Mile Parkway
Goodlettsville, TN. 37072