WARRANTY DEED

BOOK 5687 PAGE 376

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
James Kenneth Pitts, etal	same	Map 130-11
(NAME) 804 West View Avenue	(NAME)	par 11, 12, 13
(STREET ADDRESS OR ROUTE NUMBER) Nashville, Tenn.	(STREET ADDRESS)	and 36 J.B.
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) and no/100 - - - - - - - - *Dollars,* cash in hand paid by James Kenneth Pitts and H. Martin Pitts and other good and valuable considerations, the receipt of which is hereby acknowledged.

We, James Martin Miller and wife Fannie Mae Miller,

have this day bargained and sold, and do hereby transfer and convey unto the said James Kenneth Pitts and H. Martin Pitts their *(successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:*

Being lots Nos. 17, 18, 30, 31, 32, 33, and 34 on the Revised Plat of the New Golf Club Subdivision, as of record in book 421, page 185, Register;s Office for said County.
Said lots Nos. 17 and 18 front together 300 feet on the westerly side of Lynwood Blvd. and run back 250 feet on the northerly line and 260¼ feet on the southerly line, with the northerly margin of Warner Place, to a dead line, measuring 226 feet thereon.
Said lots Nos. 30, 31, 32, 33, and 34 front together 448 feet 3 inches on the easterly side of West View Ave. formerly Highland Ave. and run back 261 feet 6 inches on the northerly line and 263¼ feet on the southerly line with the northerly margin of Warner Place, to a dead line measuring 526 feet thereon.
Said property was conveyed to J. M. Miller and wife Fannie Mae Miller by two deeds, one from Nashville Trust Co., Trustee of record in book 1414, page 191, and the other from James M. Sims and wife of record in book 1424, page 137, and to James Martin Miller and wife Fannie Mae Miller by two deeds from Huland D. Pitts and wife, of record in book 2035, page 321, and book 2088, page 182, said Register's Office.

This instrument was prepared by James B. Wyatt, 100 39th. Ave. No. Nashville, Tenn.

STATE OF TENNESSEE
COUNTY OF DAVIDSON } The actual consideration or value whichever is greater, for this transfer is $ 93,540.00

Subscribed and sworn to before me, this the 26 day of Dec. January 1973

Affiant: James Kenneth Pitts

My commission expires: (Affix Seal) Notary Public

This is improved ( ) unimproved (X) property, known as 804 West View Ave. Nashville, Tenn.
(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 James Kenneth Pitts and H. Martin Pitts 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* James Kenneth Pitts and H. Martin Pitts their *(successors), heirs and assigns, against the lawful claims of all persons.*

Witness our hands this 2nd day of January, 19 73, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

James Martin Miller

Fannie Mae Miller

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, ..., *a Notary Public in and for said County and State,* James Martin Miller and Fannie Mae Miller .....

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* 2nd *day of* January, *19* 73

Commission expires May 10, 1976 ..... *Notary Public*

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 .....

G 20683

IDENTIF. REFERENCE

RUSH

DEC 8 12 01 PM '60

FELIX Z. WILSON JR REGISTER
DAVIDSON COUNTY, TENN.

WARRANTY DEED

FROM
James Martin Miller, etux

TO
James Kenneth Pitts, etal

Compliments of
Guaranty Title
Office of
Chicago Title Insurance Company
American Trust Bldg.—S. W. Corner
Third & Union
Phone 256-2656
NASHVILLE, TENNESSEE

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

RECEIVED OF _____

FOR _____

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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
			$3540.00- CO	
			243.10 CO TX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK 249.60-	
6675A12/08/80			BAL .00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

G20683

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IDENTIF. REFERENCE

Dec 8 12 04 PM '80

FELIX Z. WILSON REGISTER
DAVIDSON COUNTY, TENN.

No. 795995