6523 01/26 247.00- CHECK

BOOK 5703 PAGE 495
FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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

$92,500.00 Donald L. Miller
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd DAY OF January, 19 81.

Dale M. Floyd
Notary Public

MY COMMISSION EXPIRES: 7/19/81

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Harold Reeves, Attorney, 640 Spence Lane, Nashville, Tennessee
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Donald L. & Jane B. Miller (NAME)	First Federal Savings & Loan Assn. (NAME)	97-4
5956 Port Yakima Court (STREET ADDRESS OR ROUTE NUMBER)	Fourth Avenue at Union Street (STREET ADDRESS)	Par. 44
Hermitage, Tn. 37076 (CITY) (STATE) (P. O. ZIP)	Nashville, Tn. 37219 (CITY) (STATE) (ZIP)	4D-6045

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, Kenneth J. Holland and wife, Maurine M. Holland

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Donald L. Miller and wife, Jane 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:

BEING Lot No. 86 on the Plan of Lake Park, Section 1, as of record in Book 4175, pages 134 and 135, said Register's Office, to which plan reference is made for a more complete description.

BEING the same property conveyed to Kenneth J. Holland and wife, Maurine M. Holland by deed from George A. Procuniar and wife, Elsie M. Procuniar of record in Book 4810, page 496, Register's Office for Davidson County, Tennessee.

GRANTEES hereby assume and agree to pay the mortgage held by First Federal Savings & Loan Association of record in Book 4665, page 708. Escrow account and insurance to be transferred to Grantees.

THIS conveyance subject to Restrictive Covenants of record in Book 4429, page 577 and as amended in Book 4516, page 751, and such easements and setback lines of record in Plat Book 4175, pages 134 and 135.

unimproved ( )
This is improved (X) property, known as 5956 Port Yakima Court Hermitage, Tn. 37076
(House Number) (Street) (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 23rd day of January, 19 81

Kenneth J. Holland — Maurine M. Holland

Kenneth J. Holland
Maurine M. Holland

STATE OF TENNESSEE
Davidson County

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Kenneth J. Holland and Maurine M. Holland

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 23rd day of January 19 81

Commission expires 7/19/81

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 (his oath / their several oaths) acknowledged (himself / themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he / they) as such _____ and _____, 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

Kenneth J. Holland and wife,

Maurine M. Holland

TO

Donald L. Miller and wife,

Jane B. Miller

626686

IDENTIF. REFERENCE

JAN 26 10 26 AM '81

FELIX Z. HILSON, REGISTER
DAVIDSON COUNTY, TENN.

File Box 24

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

BOOK 5703 PAGE 497

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
			92500.00-	CO
			240.50	CO TX
			.50	PRFEE
			6.00	WDEED
			CHECK	247.00-
6523A	01/26/81		BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

G 2 6 6 8 8 6

IDENTIF. REFERENCE

JAN 26 10 26 AM '81

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TENN.

No. 803546