OFFICIAL RECEIPT

5470

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BOOK 5881 PAGE 497

FORM NO. WD-1

G: 9 0 0 0 4

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 29,012.34

Mary Ruth Miller
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 5th DAY OF MAY, 19 82

Notary Public

MY COMMISSION EXPIRES: 4-7-85

(AFFIX SEAL)

IDENTIF. REFERENCE

MAY 5 2 47 PM '82

FELIX E. ALLISON II REGISTER
DAVIDSON COUNTY, TN

THIS INSTRUMENT WAS PREPARED BY
SATURN & MAZER, Attys. 20th Floor, First American Center, Nashville, Tenn. 37238
NAME ADDRESS

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| MARY RUTH MILLER (NAME) | BAILEY MORTGAGE COMPANY (NAME) | 119-14 |
| 2916 Wingate Avenue (STREET ADDRESS OR ROUTE NUMBER) | P. O. Box 1389 (STREET ADDRESS) | PARCEL 161 |
| Nashville, Tenn. 37211 (CITY) (STATE) (P. O. ZIP) | Jackson, Mississippi 39205 (CITY) (STATE) (ZIP) | 6DA 30052 |

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, DALE H. MILLER and wife, SUSAN R. MILLER,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO MARY RUTH MILLER, a single person,

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. 30 on the Plan of Tuggle Heights, which is of record in Book 1130, page 90, Register's Office for Davidson County, Tennessee.

BEING the same property conveyed to Dale H. Miller and wife, Susan R. Miller by deed from W. P. Brafford, of record in Book 5435, page 701, Register's Office for Davidson County, Tennessee.

IT IS understood and agreed that part of the consideration for the transfer of this property is the agreement of the Grantees to assume the unpaid balance of a note secured by a first mortgage Deed of Trust to Tennessee Housing Development Agency, of record in Book 5435, page 704, Register's Office for Davidson County, Tennessee, and also that the escrow account in connection with the aforesaid Deed of Trust is hereby transferred to the said Grantees. Said loan is serviced by Bailey Mortgage Company.

This is unimproved ( ) improved (X) property, known as 2916 Wingate Avenue, Nashville, Tennessee 37211
(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 5th day of May, 19 82

Dale H. Miller
DALE H. MILLER

Susan R. Miller
SUSAN R. MILLER

OFFICIAL RECEIPT

STATE OF TENNESSEE
Davidson County

BOOK 5881 PAGE 498

THE UNDERSIGNED

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named DALE H. MILLER, et ux SUSAN R. 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 5th day of May 19 82

Commission expires 4-12-83

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**

DALE H. MILLER, et ux

SUSAN R. MILLER

**TO**

MARY RUTH MILLER, a single person

PLEASE FILE BOX "7"

PREPARED BY:

SATURN & MAZER, Attorneys
20th Floor
First American Center
Nashville, Tennessee 37238
Phone: 259-3666

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

RECEIVED OF _____

FOR BOOK 5881 PAGE 499

| | | |
|---|---|---|
| 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 |
|---|---|---|---|---|
| | | | 29012.34- CO | |
| | | | 75.40 CO TX | |
| | | | .50 PRFEE | |
| | | | 6.00 WDEED | |
| | | | CHECK | 81.90- |
| 5479A05/05/82 | | | BAL | .00 |

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

G.9.0.0.4.

IDENTIF. REFERENCE

MAY 5 2 47 PM '82

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 879486