OFFICIAL RECEIPT

BOOK 5908 PAGE 649 FORM NO. WD-1

G. 9 9 0 6 1

IDENTIF. REFERENCE

JUL 9 12 27 PM '82

FELIX Z. ... REGISTER
DAVIDSON COUNTY, TN

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 69,900.00

J. Benjamin Buell Ward
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8 DAY OF July 1982.

Brent A. Campbell
Notary Public

MY COMMISSION EXPIRES Jan. 19, 1986
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Brent A. Campbell, in conjunction with the issuance of a title insurance policy
Realtors Building 306 Gay Street Suite 203 Nashville, Tennessee 37201

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Benjamin Buell Ward (NAME)	Owner (NAME)	Map 146-15
5420 Anchorage Drive (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Parcel 68
Nashville, Tennessee (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	

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, Cecil E. Miller and wife, Vadis U. Miller

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Benjamin Buell Ward and wife, Lori H. Ward

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. 311 on the Plan of HAILEYWOOD ESTATES, SECTION 8-C, as of record in Book 3106, page 78, Register's Office for said County, described as follows:

Beginning at a point in the southeasterly margin of Regent Drive, at the common corner of Lots 311 and 312; thence with the line between said two lots, southeasterly 160 feet to the common rear corner of Lots Nos. 310 and 311 and 312; thence with the line between Lots Nos. 310 and 311, northeasterly 143.7 feet to a point in the southwesterly margin of Anchorage Drive; thence with the margin of the same, northwesterly 134.5 feet to the beginning of a curve; thence around said curve, westerly 37.8 feet to a point in the southeasterly margin of Regent Drive; thence with the margin of the same, southwesterly 112.9 feet to the point of beginning.

Being the same property conveyed to Cecil E. Miller and wife, Vadis U. Miller, by deed from Raymond J. Russell and wife, Ella Mai Russell, of record in Book 4052, page 663, Register's Office for Davidson County, Tennessee.

This conveyance is subject to taxes for the year 1982 and subsequent years, easements and restrictive covenants of record.

This is ( ) unimproved (XX) improved property, known as 5420 Anchorage Drive (House Number) (Street) Nashville (P. O. Address) (City or Town) Tennessee (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 hands this 8 day of July, 19 82

Cecil E. Miller — Vadis U. Miller

Cecil E. Miller

Vadis U. Miller

STATE OF TENNESSEE
Davidson County

BOOK 5908 PAGE 650

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Cecil E. Miller and wife, Vadis U. 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 5 day of July 19 82.

Commission expires January 19, 1986

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) (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
Cecil E. Miller and wife,
Vadis U. Miller

TO
Benjamin Buell Ward and wife,
Lori H. Ward

RETURN TO:
SOUTHEAST TITLE
OF TENNESSEE, INC.
Realtors Building
306 Gay Street Suite 203
Nashville, Tennessee 37201

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

RECEIVED OF _____

FOR _____ BOOK 5908 PAGE 651

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
			69900.00- CO	
			181.74 CO TX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK	188.24-
7062A	07/09/82		BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

G 9 9 0 6 1

IDENTIF. REFERENCE

JUL 9 12 27 PM '82

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 890640