This Instrument Prepared By: Thomas M. Black, Attorney, 223 Madison Street, Madison, TN 37115

# WARRANTY DEED

BOOK 5993 PAGE 844

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP PARCEL NUMBERS |
|---|---|---|
| JAMES S. MILLER, ET UX | SAME | Map 52-6 |
| (NAME) 1036 Berwick Trail | (NAME) | Parcel 17 |
| (STREET ADDRESS OR ROUTE NUMBER) Madison, TN 37115 | (STREET ADDRESS) | 11 D 78030 |
| (CITY) (P. O. ZONE) (STATE) | (CITY) (ZONE) (STATE) | |

*FOR AND IN CONSIDERATION of the sum of* .....TEN AND 00/100.....
.....($10.00).....*Dollars,*

cash in hand paid, and other good and valuable considerations, receipt of which are hereby acknowledged,

DOROTHY ASHWORTH, single, hereinafter referred to as Grantor,

*have this day bargained and sold, and do hereby transfer and convey unto the said* JAMES S. MILLER AND WIFE, AUDREY E. MILLER, hereinafter referred to as Grantees, their

..... *(successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:*

Land in Davidson County, Tennessee, being Lot No. 11 on the Plat of Pickett Heights of record in Book 2331, page 37, Register's Office for said County, described as follows:

Said Lot No. 11 fronts 120 feet on the easterly side of Howse Avenue and runs back in an easterly direction 335 feet on the southerly line and 329.6 feet on the northerly line to a dead line measuring 134.2 feet thereon.

Being the same property conveyed to Dorothy Ashworth by deed from Gladys I. Pickett of record in Book 4487, page 642, Register's Office for Davidson County, Tennessee.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 68,000.00.

Subscribed and sworn to before me, this the 14, day of January 19 83.

Affiant

My commission expires: 10/15/83 (Affix Seal)

Notary Public

unimproved ( )
This is improved ( ) property, known as ..... (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*
.....Grantees, their.....
..... *(successors), heirs and assigns forever* I *covenant that* I am *lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.*

I *further covenant and bind* myself, my *heirs and representatives, to warrant and forever defend the title to said real estate to said* Grantees, their
..... *(successors), heirs and assigns, against the lawful claims of all persons.*

*Witness* my *hand this* 14th *day of* January, 19 83, *the corporate party, if any, having caused its name to be signed hereto by the duly authorized officers on said day and date.*

Dorothy Ashworth

BOOK 2033 PAGE 242

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, ....the..undersigned..... , a Notary Public in and for said County and State, .....
.....DOROTHY..ASHWORTH,..single.....
.....
the within named bargainor ..... , with whom I am personally acquainted, and who acknowledged that ..she.. executed the within instrument for the purpose therein contained.

Witness my hand and official seal at ....Madison..... Tennessee, this .....14th..... day of .....January..... , 1983.....

Commission expires ...10/15/83.....

Thomas M. Bl... Notary Public

THOMAS M. BLAIR NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

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 .....

1654 01/17 183.30- CHECK

**WARRANTY DEED**

FROM

DOROTHY ASHWORTH, single

TO

JAMES S. MILLER, ET UX

H 26469 RUSH

IDENTIF. REFERENCE

JAN 17 2 44 PM '83

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

Compliments of
**Commonwealth Title Agency of Nashville, Inc.**
Suite 106, Madison Bldg.
223 Madison St.
MADISON, TENNESSEE 37115

# OFFICIAL RECEIPT

**FELIX Z. WILSON, II**

**REGISTER OF DAVIDSON COUNTY**

**NASHVILLE, TENNESSEE**

RECEIVED OF _____

FOR _____ BOOK 5993 PAGE 846

| | | |
|---|---|---|
| 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 |
|---|---|---|---|---|
| | | | 68000.00- CO | |
| | | | 176.80 CO TX | |
| | | | .50 PRFEE | |
| | | | 6.00 WDEED | |
| | | | CHECK | 183.30- |
| 1654A01/17/03 | | | BAL | .00 |

**RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK**

H 2 6 4 6 9

IDENTIF. REFERENCE

JAN 17 2 44 PM '03

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

**No.** 921713