FORM NO WD-1

BOOK 6046 PAGE 53

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 43,000.00

Stanley W. Miller
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th DAY OF APRIL, 19 83

Patricia E. Clark
Notary Public

MY COMMISSION EXPIRES 4/2/85

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Harold Reeves, Attorney — NAME — 640 Spence Lane Nashville, Tn. 37217 — ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Stanley W. Miller (NAME)	The New York Guardian Mortgagee Corporation (NAME)	
3114 Moorewood Drive (STREET ADDRESS OR ROUTE NUMBER)	P.O. Box 189 (STREET ADDRESS)	60-2-150.0
Nashville, TN 37207 (CITY) (STATE) (P O ZIP)	Hempstead, N.J. 11551 (CITY) (STATE) (ZIP)	12DZ-27535

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, Coy W. Smith et ux Peggy J. Smith

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Stanley W. Miller et ux Ruby M. Miller, as tenants by the entirety

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:

LAND in Davidson County, Tennessee, being Lot No. 119 on the Plan of Parkwood Estates, Section 1, as of record in Book 2900, pages 119 & 120, said Register's Office.

BEING the same property conveyed to Coy W. Smith and wife, Peggy J. Smith by deed from James H. Pendleton and wife, Martha W. Pendleton of record in Book 3707, page 249, Register's Office for Davidson County, Tennessee.

This conveyance is subject to restrictions of record in Book 3136, page 52 and amended in Book 3253, page 591, said Register's Office.

This conveyance is subject to and easement for public utilities and drainage and building lines and sewer easement of record in Book 2900, pages 119 & 120, said Register's Office.

THIS conveyance is subject to any and all existing easements of record.

04/28 116.31 CHECK

This is unimproved ( ) improved (XX) property known as 3114 Moorewood Drive (House Number) (Street) Nashville, TN 37207 (P O Address) (City or Town)

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 26TH day of APRIL, 19 83

Coy W. Smith Coy W Smith

Peggy J. Smith Peggy J Smith

3531

STATE OF TENNESSEE
Davidson County

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Personally appeared before me the undersigned, a Notary Public in and for said County and State, the within named ~~Coy W. Smith et ux Peggy J. Smith~~

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 26TH day of APRIL

Commission expires 4-21-85

Patricia E. Clark
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

H 4 4 5 5 9

WARRANTY DEED

FROM

Coy W. Smith

TO

Stanley W. Miller

IDENTIF. REFERENCE

APR 28 11 11 AM '83

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

title escrow, inc.

suite 218
640 spence lane
nashville tennessee 37217

OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____ BOOK 6046 PAGE 55

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
			43000.00- CO	
			111.60 CO TX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK 118.30-	
			353|A04/26/83 BAL .00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

H 4 4 5 5 9

IDENTIF. REFERENCE

APR 28 11 11 AM '83

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 945163