WARRANTY DEED

BOOK 6104 PAGE 180

New Owner(s):

PHILIP W. MILLER and wife,
PAULA L. MILLER

Send Tax Bills to:

308 Plaza Park Blvd.
Regal Villa Apt E15
Nashville TN 37217

Portion of
Map 154
Parcel 22

This Instrument was Prepared By:

James P. Guenther
GUENTHER, WHITE & JORDAN
Attorneys at Law
Third Floor
Nashville City Bank Building
315 Union Street
Nashville, Tennessee 37201

Mail

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value (whichever is greater) for this transfer is $25,000.00.

Philip W. Miller
PHILIP W. MILLER, Affiant

Subscribed and sworn to before me this 22 day of July, 1983.

James P. Guenther
NOTARY PUBLIC

My Commission Expires: 7-15-

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

For and in Consideration of the sum of TWENTY-FIVE THOUSAND ($25,000) DOLLARS and other good and valuable consideration (the receipt of which is hereby acknowledged) NEAL W. CARTER and wife, ANN R. CARTER, the grantor(s), have bargained and sold, and by these presents do transfer and convey to the grantee(s), PHILLIP W. MILLER and wife, PAULA L. MILLER, their heirs and assigns, a certain tract or parcel of land in the County of Davidson, State of Tennessee, described as follows, to-wit:

Beginning at an iron pin, the Southwest corner of Joseph H. Wallace property, Book 4780, Page 430, Register's Office of Davidson County, said iron pin being N63°54'09"W, 287.86' from an existing axle; thence with a fence, N67°37'54"W, 456.91' to a small tree in a fence; thence N62°03'35"W, 440.33' to an iron pin placed this survey; thence N28°15'45"E, 394.08' to an iron pin placed this survey; thence S62°03'35"E, 399.06' to an iron pin in the center of a gravel drive above a lake; thence with the center of said drive S17°14'48"E, 63.30' to a point; thence S39°31'19"E, 35.80' to a point; thence with four calls along the edge of a lake, as follows:

N89°08'14"E, passing an iron pin at 12.72', in all 243.19' to an iron pin placed this survey;
N68°28'56"E, 121.95' to an iron pin;
N86°45'28"E, 182.91' to an iron pin;
N02°53'28"E, 82.60' to an iron pin; thence S69°17'59"E, passing an existing iron pin 136.47', in all 253.08' to an existing iron pin, corner, to William Caul; thence with Caul's line S22°11'02"W, 165.91' to an existing iron pin; thence S29°30'54"W, 169.21' to an existing iron pin; thence S23°42'13"W, 98.26' to an iron pin placed this survey on the South side of a 50' easement; thence with the said easement N27°34'09"W, 63.03' to an iron pin; N41°00'09"W, 204.00' to an iron pin; N86°33'09'W, 181.00'; thence leaving said easement S03°26'51"W, 334.50' to point of beginning, containing 10.01 acres, more or less, and

being part of Book 3674, Page 310, Ninth Civil District, Davidson County, Tennessee, according to a survey by Perry A. Chapdelaine, Jr., 7/3/83.

Together with a non-exclusive permanent easement or right-of-way over the existing gravel roads from Griffith Road to the land conveyed, said existing gravel road crossing the land of the grantor, for the enjoyment of the buyers, their heirs, successors, and assigns, to pass with or without vehicles for ingress and egress to lands sold. Grantors have heretofore granted to others easements to use the existing roadway and Grantor will in the future grant similar common easements to others. Further, Grantors reserve to themselves, their heirs, executors, administrators, personal representatives, assigns, successors and permittees an easement across the land conveyed, the width of the existing roadway and further, the required width of the roadway which may be built in the future, the center line of which would be the center line of the existing roadway, widened to meet the specifications necessary to dedicate the road as a public way. This easement shall be perpetual and shall run with the land.

This conveyance is subject to existing building restrictions and/or zoning Ordinances and easements, and other encumbrances as recorded, and subject to the following restrictions: No temporary buildings or house trailers shall be placed on this property. Any residence shall have a minimum of 1700 square feet of living space. Buildings will be placed on the property as if the center of the roadway which is the subject of the granted easement were the center of a public dedicated road.

Being the same property conveyed to Neal W. Carter and wife, Ann R. Carter, by warranty deed from Wesley Wallace and wife, Estella Wallace, of record in Deed Book 3674, Page 310, Register's Office for Davidson County, Tennessee.

This is unimproved property.

To Have and to Hold the above described tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the grantee(s) heirs and assigns, forever.

And Neal W. Carter and Ann R. Carter do covenant with the grantee(s), Philip W. Miller and Paula L. Miller, that we lawfully seized and possessed the above described land in fee simple; have a good right to convey it, and the same is unencumbered, except as appears of record.

And we, the grantors(s) Neal Carter and Ann R. Carter, do further covenant and bind ourselves and our heirs and representatives, to warrant and forever defend the title to the above described land to the grantee(s), their heirs and assigns against the lawful claims of all persons.

Witness our hands this 14 day of July, 1983.

Neal W. Carter

Neal W. Carter

Ann R. Carter

Ann R. Carter

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, James P. Guenther, a Notary Public in and for the above County and State, the within named Neal W. Carter and Ann R. Carter the bargainors, 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 12 day of July, 1983.

NOTARY PUBLIC

My Commission Expires: 9-15-84

JAMES P. GUENTHER NOTARY PUBLIC DAVIDSON COUNTY

H 6 3 3 9 9

IDENTIF. REFERENCE

JUL 20 2 52 PM '83

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

OFFICIAL RECEIPT

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

RECEIVED OF_____

FOR BOOK 6104 PAGE 183

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

25000.00-	CO	
65.00	CO TX	
.50	PRFEE	
9.00	WDEED	
CHECK		74.50-
5451A07/28/83	BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

H 6.3.3 9 9.

IDENTIF. REFERENCE

JUL 28 2 52 PM '83

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 967087