6#244927

FORM NO. WD-1

CHICAGO TITLE INSURANCE CO.
[illegible]
NASHVILLE, TN [illegible] 37238

BOOK 6241 PAGE 849

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 24,000.00

Elizabeth Nelson
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2nd DAY OF March, 19 84.

Notary Public

MY COMMISSION EXPIRES: 4-14-87

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Walt, Dyer & James Attys., 2002 Richard Jones Rd., C-301, Nashville, TN 37215
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Elizabeth Nelson (NAME)	Leader Federal Savings & Loan Association (NAME)	81-6-367
2008 24th Avenue, North (STREET ADDRESS OR ROUTE NUMBER)	158 Madison Avenue (STREET ADDRESS)	8DA-12385
Nashville, TN 37208 (CITY) (STATE) (P. O. ZIP)	Memphis, Tennessee 38103 (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, J.B. Miller and June B. Miller

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Elizabeth Nelson

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 the northerly 1/2 of Lots Nos. 41, 42 and 43 in the Subdivision of part of Lot No. 16 on the Nichol property, a plan of which is of record in Plan Book 2, Page 49, Chancery Court of Nashville, Tennessee, and bounded and described as follows:

BEGINNING in the easterly margin of 24th Avenue, North, at a point of intersection with the southern line of Lacy Street; thence, easterly along the southern margin of said Lacy Street 160 1/2 feet to a stake; thence southerly on a line parallel with said 24th Avenue North 75 feet to a stake; thence a westerly parallel with said Lacy Street 160 1/2 feet to the easterly margin of said 24th Avenue, North; thence, northerly along the easterly margin of said 24th Avenue, North; 75 feet to the point of beginning.

BEING the same property conveyed to J.B. Miller and wife, June B. Miller by deed from Wayne Ray and wife, Phyllis M. Ray of record in Book 5805, Page 372, said Register's Office for Davidson County, Tennessee.

I 0 6 4 1 7

IDENTIF. REFERENCE

MAR 5 8 50 AM '84

FELIX A. WILSON II REGISTER
DAVIDSON COUNTY, TN

CHECK

03/05 68.90-

This is unimproved (X) improved ( ) property, known as 2008 24th Avenue, North, Nashville, TN 37208
(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 hands this 2nd day of March, 19 84

J.B. Miller

June B. Miller

7217

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 J.B. Miller and June B. 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 2nd day of March 19 84

Commission expires 4-14-87

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

J.B. Miller

June B. Miller

TO

Elizabeth Nelson

PREPARED BY:

WALT, DYER & JAMES, Attorneys
Suite C-301
2002 Richard Jones Road
Nashville, TN 37215
Phone: (615) 297-0925

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____ BOOK 6241 PAGE 851

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
			24000.00- DMT.	
			88.40 CSTAX	
			.50 RECFEE	
			6.00 MISC	
			CHECK	88.90-
72174CB/CB/84			BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

I 0 6 4 1 7-

IDENTIF. REFERENCE

MAR 5 8 50 AM '84

FELIX Z. WILSON CO. REGISTER
DAVIDSON COUNTY, TN

No. 17295