This instrument prepared by:

LECKRONE & HOLTON
A Professional Corporation
Fourteenth Floor
Third National Bank Building
Nashville, TN 37219

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WARRANTY DEED

Address of New Owner	Send Tax Bills To:	Map/Parcel Number
Ruth Miller 69 Richmeade Place 401 Bowling Avenue Nashville, TN 37205	Same	104-13-A 42 7DA-71809

WHEREAS, HENRY WACKER, JR., WINIFRED JEFFUS and RUTH MILLER, being all of the heirs-at-law and devisees of ELGIE WACKER, deceased, and being all of the persons entitled to take under the terms of the Last Will and Testament of said decedent, entered into a Stipulation and Indenture partitioning portions of the real estate owned by decedent at the time of her death, and owned among themselves by the above-named heirs and devisees as remaindermen after the death of said ELGIE WACKER;

NOW, THEREFORE, for and in consideration of the mutual agreements made by and among the parties to the Stipluation and Indenture, we, HENRY WACKER, JR. and wife, DOROTHY WACKER; WINIFRED JEFFUS and husband, WORTH JEFFUS; and RUTH MILLER, hereinafter referred to as the grantors, do hereby acknowledge that we have bargained and sold, and by these presents do transfer and convey unto RUTH MILLER, hereinafter referred to as the grantee, her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

LAND in Davidson County, Tennessee, being Building Site No. 42, on the Site Plan of Richmeade Place, Section 2, of record in Book 4955, page 4, Register's Office for Davidson County, Tennessee.

BEING the same property conveyed to ELGIE WACKER by deed from ROBERT C. HOFFMAN and wife, SHIRLEY R. HOFFMAN, of record in Book 5530, page 15, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to the Declaration of Covenants, Conditions and Restrictions of record in Book 4941, page 637, said Register's Office and amended in Book 5036, page 338, et. seq.; the First Supplemental Declaration of Covenants, Conditions and Restrictions, of record in Book 5019, page 946; the By-Laws and the Articles of Incorporation of Richmeade Place Home Owners' Association, Inc., of record in Book 4942, page 633, Register's Office for said County.

This is improved property, known as 69 Richmeade Place, 401 Bowling Avenue, Nashville, TN 37205.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, her heirs and assigns, forever. And we do covenant with the said Grantee 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 Grantee, her 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.

Date: August 25, 1983

Henry Wacker Jr.
HENRY WACKER, JR.

971

Date: August 25 1983 — Dorothy Wacker
DOROTHY WACKER

Date: August 25 1983 — Winifred Jeffus
WINIFRED JEFFUS

Date: August 25 1983 — Worth Jeffus
WORTH JEFFUS

Date: Sept 14, 1983 — Ruth Miller
RUTH MILLER

STATE OF Oklahoma)
COUNTY OF Texas)

Personally appeared before me, Leona Connally, a Notary Public in and for said County and State, the within named HENRY WACKER, JR. and wife, DOROTHY WACKER, 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 Guymon, Ok, this 25th day of August, 1983.

Leona Connally
NOTARY PUBLIC

My commission expires:
June 21 1986.

STATE OF Oklahoma)
COUNTY OF Texas)

Personally appeared before me, Leona Connally, a Notary Public in and for the said County and State, the within named WINIFRED JEFFUS and husband, WORTH JEFFUS, 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 Guymon, Ok, this 25 day of August, 1983.

Leona Connally
NOTARY PUBLIC

My commission expires:
June 21 1986.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Lou L. Morhead McCullough, a Notary Public in and for said County and State, the within named RUTH MILLER, the bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 15th day of September, 1983.

Lou L. Morhead McCullough
NOTARY PUBLIC

My commission expires:
My Commission Expires April 21, 1985

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STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

The actual consideration for this transfer or value of property (whichever is greater) is $118,000.00. This is equal to or greater than the property would bring at a fair and voluntary sale.

Ruth Miller
Affiant

Sworn to and subscribed before me,

this, the 16th day of September, 1983.

Sue S. Moorhead (Mrs. Cullough)
NOTARY PUBLIC

My commission expires:

My Commission Expires April 21, 1985

RUSH

IDENTIF. REFERENCE

MAR 19 2 21 PM '84

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

109466

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

RECEIVED OF _____

FOR _____

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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

118000.00- CAMT.
306.60 CSTAX
.50 PRFEE
9.00 WDEED
CHECK 315.10-
0971A03/19/84 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

I 09466

T.
IDENTIF. REFERENCE

MAR 19 2 21 PM '84

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 20951