BOOK 6296 PAGE 208

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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

$ 69,501.11 Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th DAY OF May, 19 84

Notary Public

MY COMMISSION EXPIRES

THIS INSTRUMENT WAS PREPARED BY
LEON SHARBER, ATTORNEY, SUITE 100, 325 PLUS PARK BLVD., NASHVILLE, TENNESSEE 37217
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Stephen Smirl (NAME)	Bailey Mortgage Company (NAME)	4D-67965
4820 Leesa Ann Lane (STREET ADDRESS OR ROUTE NUMBER)	P. O. Box 1389 (STREET ADDRESS)	76-5
Hermitage, TN 37076 (CITY) (STATE) (P. O. ZIP)	Jackson, MS 39205 (CITY) (STATE) (ZIP)	130

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, James R. Miller, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Stephen Smirl and wife, Debbie J. Smirl

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. 136 on the Plan of Hidden Hill, of record in Book 4860, page 43, REgister's Office for said County.

Said Lot No. 136 fronts 85 feet on the northerly side of Leesa Ann Lane and extends back 145 feet on the westerly line and 144.59 feet on the easterly line to a dead line in the rear measuring 74.09 feet thereon.

BEING the same property conveyed to James R. Miller by quitclaim dded from James C. McBroom, Trustee, of record in Book 6235, page 423, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to any and all existing easements, restrictions and rights of way of record.

IT IS UNDERSTOOD AND AGREED that as part of the consideration of this transfer is the assumption of a Deed of Trust filed of record in Book 5507, page 415, said Register's Office, which the grantees herein hereby assume and agree to pay. The escrow account in connection with said loan is hereby transferred to the grantees herein.

This is unimproved ( ) improved (xx) property, known as 4820 Leesa Ann Lane (House Number) (Street) Hermitage, TN 37076 (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 16th day of May, 19 84

JAMES R. MILLER: James R. Miller

CLAUDIA P. MILLER:

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named James R. Miller

the bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Hermitage, Tennessee, this 16th day of May, 1984

Commission expires July 18, 1987

Notary Public

STATE OF TENNESSEE }

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

JAMES R. MILLER AND WIFE,

CLAUDIA P. MILLER

TO

STEVE SMIRL AND WIFE,

DEBBIE J. SMIRL

Return to:
LEON SHARBER, ATTORNEY
325 PLUS PARK BOULEVARD
NASHVILLE, TENNESSEE 37217

RUSH

FELIX Z. WILSON II, REGISTER
DAVIDSON COUNTY, TN

MAY 21 12 43 PM 1984

IDENTIFICATION REFERENCE

1 2 3 4 1 3

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
			69261.41- CAMT.	
			180.18 CSTAX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK 186.68-	
			8149A05/21/84 BAL .00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

I 2 3 4 1 3.

IDENTIF. T REFERENCE

MAY 21 12 43 PM '84

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 0037623