B4424

FORM NO. WD-1

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ $17,000.00

Kevin T. Miller
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th DAY OF June 19 84

Notary Public

MY COMMISSION EXPIRES 4-14-87

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Harold Reeves, Attorney 640 Spence Lane Nashville, Tn. 37217
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO.	MAP-PARCEL NUMBERS
Kevin T. Miller (NAME)	SAME (NAME)	119-13
474 Radnor Street (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	213
Nashville, Tn. (CITY) (STATE) (P O ZIP)	(CITY) (STATE) (ZIP)	6DA/37209

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, Wilbur F. Simmons and wife, Dorothy G. Simmons

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Kevin T. Miller

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. 95 and the ½ of Lot No. 94 on the Map of College Heights, as of record in Book 332, page 19, Register's Office for Davidson County, Tennessee.

Said Lot and part of said lot adjoin and front together 75 feet on the north side of Radnor Street and runs back between parallel lines 169 feet to an alley.

BEING the same property conveyed to Wilbur F. Simmons and wife, Dorothy G. Simmons by deed from Elmer R. Shaw and wife, Betty Jo Shaw, of record in Book 5653, page 223, Register's Office for Davidson County, Tennessee.

Taxes for 1984 have been pro-rated and assumed by the grantees.

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

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IDENTIF. REFERENCE

JUN 22 10 43 AM '84

FELIX A. JOHNSON III REGISTER
DAVIDSON COUNTY, TN

This is unimproved ( ) improved (X) property, known as 474 Radnor Street Nashville, Tennessee
(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 20th day of June, 1984

Wilbur F. Simmons

Dorothy G. Simmons

7182

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STATE OF TENNESSEE
Davidson County

Personally appeared before me, The undersigned, a Notary Public in and for said County and State, the within named Wilbur F. Simmons and wife, Dorothy G. Simmons

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 20th day of June 19 84

Commission expires 4-19-87

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

Wilbur F. Simmons and wife,

Dorothy G. Simmons

TO

Kevin T. Miller

file box 24

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_____

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CO -CONVEYANCE
MO -MORTGAGE
WD -WARRANTY DEED
TD -TRUST DEED

CC -CERTIFIED COPY
REL -RELEASE
UCC -UNIFORM COMMERCIAL CODE

MISC -MISCELLANEOUS
COTX -STATE TAX CONVEY
MOTX -STATE TAX MORT
PRFEE -PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			[illegible]	[illegible]
			44.20	CSTAX
			.50	PRFEE
			6.00	MDEED
				CHECK 50.70-
7182406/22/84				BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

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IDENT. REFERENCE

JUN 22 10 43 AM '84

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 0046419