FILE IN BOX #4
FORM NO. WD-1

#85-1-24

BOOK 6488 PAGE 961

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $67,521.90.

Russell Bentley
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25TH DAY OF JANUARY, 1985.

Notary Public

MY COMMISSION EXPIRES: 2/19/88

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
FOLEY & WEISS, ATTYS., Suite 500, One Church Street Building, Nashville, TN 37201
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
RUSSELL T. BENTLEY (NAME)	VETERANS ADMINISTRATION (NAME)	MAP 162-2
228 Coleridge Court (STREET ADDRESS OR ROUTE NUMBER)	110 Nineth Avenue, South (STREET ADDRESS)	PARCEL 114
Antioch, Tennessee 37013 (CITY) (STATE) (P. O. ZIP)	Nashville, Tennessee 37203 (CITY) (STATE) (ZIP)	#05DU-51604

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, WYNN E. MILLER and PEGGY A. BRECKER

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO RUSSELL T. BENTLEY and wife, SHERRYL L. BENTLEY,

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:

BEING Lot No. 174 on the Plan of Colewood Acres, Section II, of record in Book 3700, Page 135, said Register's Office, to which said plan reference is hereby made for a more complete legal description.

BEING the same property conveyed to Wynn E. Miller and Peggy A. Brecker, tenants in common, by Deed from Administrator of Veterans Affairs, of record in Book 6402, Page 899, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to restrictive covenants of record in Book 4158, Page 42, and Book 4178, Page 738, said Register's Office; easements and setback lines as set forth on the above plan of record.

AS part of the above consideration, the Grantees herein assume and agree to pay the unpaid balance owing on a certain Note executed by the Grantors herein to Administrator of Veterans Affairs in the original principal amount of $62,300.00, of record in Book 6402, Page 902, Register's Office for Davidson County, Tennessee.

CHECK

This is ( ) unimproved (XX) improved property, known as 228 COLERIDGE COURT, ANTIOCH, TENNESSEE 37013
(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 24th day of January, 1985

x Wynn E Miller
WYNN E. MILLER

x Peggy A Brecker
PEGGY A. BRECKER

9522

STATE OF TENNESSEE
Davidson County

BOOK 6488 PAGE 962

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named WINN E. MILLER

the bargainor, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 24th day of January, 19 85.

Commission Expires JAMES H. GRAVES COMMISSION EXPIRES JANUARY 19, 1988

Notary Public

STATE OF TENNESSEE
Davidson County

Before me, _____ a Notary Public in and for the State and County aforesaid, personally appeared _____

with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the _____ of the _____ a corporation, and that he as such _____, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as _____.

Witness my hand and official seal at _____, _____, this _____ day of _____, 19

Commission Expires _____

Notary Public

WARRANTY DEED

FROM WYNN E. MILLER and

PEGGY A. BRECKER

TO RUSSELL T. BENTLEY and wife,

SHERRYL L. BENTLEY

IDENTIF. REFERENCE

1.8.1.6.8.5

FEB 7 1 34 PM '85

DAVIDSON COUNTY, TN

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

STATE OF MICHIGAN)
COUNTY OF MACOMB)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named, PEGGY A. BRECKER, the bargainor, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at New Baltimore, Michigan, this 24th day of January, 1985.

My Commission Expires: 8/10/88.

Notary Public

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

RECEIVED OF _____

FOR _____ BOOK 6488 PAGE 963

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

67521.90- CAMT.
178.50 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 182.00-
9622A02/07/85 BAL. .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

I 8 1 6 5

IDENTIF. REFERENCE

FEB 7 1 34 PM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 106965