File Box 43

BOOK 6492 PAGE 12

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONDIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 52,950.00

x Anna Maria Miller
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11th DAY OF February

Notary Public

MY COMMISSION EXPIRES 4/20/86
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
LAWYER'S ESCROW SERVICE, INC. ONE UNION STREET, CORNER OF FIRST AND UNION, NASHVILLE, TN. 37201
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP - PARCEL NUMBERS
Gary Lee Miller et ux	Security Financial and Mortgage Corporation	147-14
(NAME) 594 Valleywood Drive	(NAME) P. O. Box 31912	68
(STREET ADDRESS OR ROUTE NUMBER) Nashville, Tennessee 37211	(STREET ADDRESS) St. Louis, Missouri 63131	6DU67405
(CITY) (STATE) (P.O. ZIP)	(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, James G. Austin and wife, Theresa G. Austin

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Gary Lee Miller and wife, Anna Maria 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. 262 on the Plan of Whispering Hills Subdivision, Section II-B, as of record in Book 2331, page 155, Register's Office for said County.

Said Lot No. 262 fronts 120.0 feet on the northerly side of Valleywood Drive and extends back between lines measuring 175.0 feet on the easterly line and 206.2 feet on the westerly line which is a broken line, to a rear line measuring 114.9 feet thereon.

Being the same property conveyed to James G. Austin, unmarried, by deed from Michael F. Mondelli, Trustee, of record in Book 6091, Page 206, Register's Office for Davidson County, Tennessee.

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

Theresa G. Austin, wife of the above named Grantee, James G. Austin, join in this conveyance for the purpose of conveying any and all right and title that she may now, or at any time in the future, have in subject property, especially her marital rights.

CHECK
This is unimproved ( ) xx improved ( ) property, known as 594 Valleywood Drive, Nashville, Tennessee 37211
(House Number) (Street) (P. O. Address) (City or Town) (Postal Zip)

02/13 144 04

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 ti, 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 hand s this 11th day of February, 19 85

James G. Austin Theresa G. Austin

951

BOOK 6492 PAGE 13

STATE OF TENNESSEE
Davidson County

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named James G. Austin and wife, Theresa G. Austin

or proved to me upon the basis of satisfactory evidence 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 11th day of February 19 85

Commission expires 4/20/86

Notary Public

STATE OF TENNESSEE

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

and _____ (his oath) _____ (himself) with whom I am personally acquainted and who upon (their several oaths) acknowledged (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 G. Austin et ux

TO
Theresa G. Austin

Gary Lee Miller

Anna Maria Miller

Return to:
LAWYER'S ESCROW SERVICE
ONE UNION STREET
CORNER OF FIRST AND UNION
NASHVILLE, TENNESSEE 37201

I 8 2 9 0 1

IDENTIF. REFERENCE

FEB 19 2 43 PM '85

DAVIDSON COUNTY, TN

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

RECEIVED OF _____

FOR _____ BOOK 6492 PAGE 14

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
			62950.00-	CAMT.
			137.54	CSTAX
			.50	PRFEE
			6.00	WDEED
				CHECK 144.04-
			0961A02/13/85	BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

I 82901

IDENTIF. REFERENCE

FEB 13 2 43 PM '85

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 108348