THIS INSTRUMENT PREPARED BY:
STEWART & BLACK, ATTORNEYS
223 MADISON STREET
SUITE 108
MADISON, TENNESSEE 37115

WARRANTY DEED

BOOK 6550 PAGE 413

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
AGGIE MILLER	SAME	Map 61-11
(NAME) 425 E. Old Hickory Blvd.	(NAME)	Parcel 112
(STREET ADDRESS OR ROUTE NUMBER) Madison, TN 37115	(STREET ADDRESS)	15DZ-04325
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of Ten and No/100 ($10.00) *Dollars,*

cash in hand paid, and other good and valuable consideration receipt of which are hereby acknowledged, we

Emmon Lee Goostree et ux, Ira M. Goostree, hereinafter referred to as Grantors

have this day bargained and sold, and do hereby transfer and convey unto the said Aggie Miller, a single person, hereinafter referred to as Grantee, her *(successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:*

Being Lot No.34 and the westerly one0half of Lot No. 35 on the Map of the Resubdivision of Lots Nos 11 to 17 inclusive in I.C. McMahen's Maplewood Tract as of record in Book 547, page 144, Register's Office for Davidson County, Tennessee.

Said Lot No. 34 and part of Lot No.. 35 adjoin and front togerther 75 feet on the southerly side of Matthew Avenue and run back between lines 196.4 feet on the easterly line and 169.1 feet, more or less, on the westerly line to a dead line in which they measure 79.725 feet.

Together with the following described property being the west 5 feet of Lot No. 33 on the Map of the Resubdivision of certain lots in McMahen's Maplewood Tract of record in Book 547, page 144, Register's Office for Davidson County, Tennessee.

Said part of Lot fronts 5 feet on the southerly side of Matthew Avenue and runs back 196.4 feet on the west line and 197 feet, more or less, on the east line to a dead line on which it measures 5 feet, more or less.

(Continued)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 37,000.00

Subscribed and sworn to before me, this the 2nd day of May 19 85

Affiant

My commission expires: 7-17-88 (Affix Seal)

Notary Public

This is improved (X) unimproved ( ) property, known as 1002 Matthew Avenue, Nashville, Tennessee 37206
(House Number) (Street) P.O. Address: (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said Grantee, her *(successors), heirs and assigns forever.* We *covenant that* we are *lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.*

We *further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to said real estate to said* Grantees, her *(successors), heirs and assigns, against the lawful claims of all persons.*

Witness our *hand* s *this* 2nd *day of* May *19* 85 *the corporate party, if any, having caused its name to be signed hereto by the duly authorized officers on said day and date*

Emmon Lee Goostree, by Rexford L. Goostree Attorney In Fact — attorney in fact

Ira M. Goostree, by Rexford L. Goostree Attorney In Fact — attorney in fact

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, xthexundersigned, a Notary Public in and for said County and State, xEmmonxLeexGoostreexetxuxxxxxxIrax.MxGoostree

the within named bargainor X...., with whom I am personally acquainted, and who acknowledged that xheyx executed the within instrument for the purpose therein contained.

Witness my hand and official seal at xxMadisonxx Tennessee, this xx2ndxx day of xxMayxx, 19 x85x.

Notary Public

Commission expires .....

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Before me, ... a Notary Public of the State and County aforesaid, personally appeared ....., with whom I am personally acquainted, and who, upon oath, acknowledged ..... self to be ..... of the ....., the within named bargainor, a corporation, and that ..... he as such ....., being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by ..... self as .....

Witness my hand and seal, at office in ....., this ..... day of ....., 19 .....

Notary Public

Commission expires .....

FILED MAY 7 9 15 AM 85
DAVIDSON COUNTY, TN

J 0 2 4 1 0

IDENTIF. REFERENCE

(CONTINUATION)

Being the same property conveyed to R. W. Porter et ux, Etta M. Porter and Emmon Lee Goodtree et ux, Ira M. Goostree by deeds from Stewart McDonald, Federal Housing Administrator, of record in Deed Book 1129, page 83, said Register's Office and from Walton C. Young et ux, Era H. Young of record in Deed Book 1470, page 458, said Register's Office. The said Etta M. Porter having since died prior to her husband, R.W. Porter, her interests vest solely in R.W. Porter. The said R.W. Porter died leaving a Last Will and Testament of record in Will Book 65, page 95, Probate Court of Davidson County, Tennessee. The said R.W. Porter executed and signed his Will as Robert Withe Porter. Robert Withe Porter and R.W. Porter were one and the and the same person.

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

On this 2nd day of May, 1985, befor me personally appeared Rexford L. Goostree, to me known to be the person who executed the foregoing instrument in behalf of Emmon Lee Goostree and wife, Ira M. Goostree, acknowledged that he executed the same as the free act and deed of said Emmon Lee Goostree and wife, Ira M. Goostree.

Witness my hand and seal, at office in Madison, Tennessee, this the 2nd day of May , 1985.

MY COMMISSION EXPIRES: 7-17-88 NOTARY PUBLIC

WARRANTY DEED

FROM
EMMON LEE GOOSTREE et ux,
IRA M. GOOSTREE

TO
AGGIE MILLER

Compliments of
Commonwealth Title Agency of Nashville, Inc.
Suite 106, Madison Bldg.
223 Madison St.
MADISON, TENNESSEE 37115

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 6550 PAGE 415

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

37000.00- CAMT.
96.30 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 102.80-
5151A05/07/85 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

J024:1:0.

IDENTIF. REFERENCE

MAY 7 9 15 AM '85

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 131903