Send Tax Statements To:
Heritage Federal Savings & Loan
123 Fifth Avenue, North
Franklin, TN 37064
Name & Address of New Owners:
Roger Dale Miller & Debra Lee Miller
5116 Colemont Drive
Antioch, TN 37013

Prepared By:
Young & Woodard
408 Main Street
Franklin, TN 37064

Map 162-2 Parcel 170

BOOK 6580 PAGE 746

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Fifty-Eight Thousand Nine Hundred ($58,900.00) Dollars, cash in hand paid by the hereinafter named Grantees, the receipt and sufficiency of which is hereby acknowledged, we, JOHN F. RIDENOUR and wife, HELENA S. RIDENOUR, have bargained and sold, and by these presents do hereby transfer and convey, unto ROGER DALE MILLER and wife, DEBRA LEE MILLER, the Grantees, their heirs and assigns, the following described land in Davidson County, Tennessee, to-wit:

Land in Davidson County, Tennessee, being Lot No. 26 on the Plan of Fair Oaks Subdivision, Section I, as of record in Book 4175, page 42 and 43, Register's Office of Davidson County, Tennessee.

SAID Lot No. 26 fronts 80.0 feet on the easterly side of Colemont Drive and extends back 148.20 feet on the northerly line and 141.55 feet on the southerly line to a line in the rear on which it measures 88.0 feet.

Being the same property conveyed to John F. Ridenour and wife, Helena S. Ridenour, by Deed of Phillip N. Mendelsohn and wife, Pamela P. Mendelsohn, as of record in Book 5023, page 765, Register's Office of Davidson County, Tennessee.

The address of this property is 5116 Colemont Drive, Antioch, Tennessee 37013.

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.

IDENTIF. REFERENCE

JUN 13 9 05 AM '85

DAVIDSON COUNTY, TN

J12635

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 that the same is unencumbered except as follows:

1) Subject to 1985 taxes which have been prorated and will be paid by the Grantees when due.

2) Subject to Restrictive Covenants of record in Book 4289, page 198, said Register's Office, which are covenants running with the land.

3) Subject to a 10' public utility easement along the rear of property, a 30' minimum building setback line from Colemont Drive; conditions of owner's certificate, and other matters as shown on Plan of record in Book 4175, pages 42 and 43, said Register's Office.

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.

WITNESS our hand this 7 day of June, 1985.

John F. Ridenour
JOHN F. RIDENOUR

Helena S. Ridenour
HELENA S. RIDENOUR

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

BOOK 6580 PAGE 748

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named JOHN F. RIDENOUR and wife, HELENA S. RIDENOUR, the Bargainors, with whom I am personally acquainted and whose identity was proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Franklin, Tennessee, this 7 day of June, 1985.

NOTARY PUBLIC

My Commission Expires:

11-17-86

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STATE OF TENNESSEE

COUNTY OF WILLIAMSON

The actual consideration for this transfer or value of property transferred is $58,900.00. This is equal to or greater than the property transferred would bring at a fair and voluntary sale.

Roger D. Miller
AFFIANT

Sworn to and subscribed before me this 7 day of June, 1985.

NOTARY PUBLIC

My Commission Expires:

11-17-86

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

RECEIVED OF _____

FOR _____

BOOK 6580 PAGE 749

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

58900.00- CAMT.
153.14 CSTAX
.50 PRFEE
9.00 WDEED
CHECK 162.64-
7707A06/13/85 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

J 126 35

IDENTIF. REFERENCE

JUN 13 9 05 AM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 144139