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FORM NO. WD-1

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $28,000.

Iris Judy Neiman
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7TH DAY OF April 1986.

Martin A. Kooperman
Notary Public

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

Mail

THIS INSTRUMENT WAS PREPARED BY
MARTIN A. KOOPERMAN, ATTY. 535 Church St.--Suite 1009 Nash., TN
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Eric B. Miller (NAME)	SAME (NAME)	83-2-310
310 Manchester Avenue (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	27W-4300
Nashville, Tennessee (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, I, Iris Judy Neiman

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Eric B. 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 part of Lot. No. 5 on the Map of Brownsville, as of record in Book 21, Page 9, Register's Office for said County, and shown on a plan of Subdivision of a part of Lot No. 5 on the plan as of record in Book 161, Page 67, Register's Office for said County.

BEGINNING as a point in the east margin of Manchester Avenue, at the northwest corner of the property conveyed to B. E. Gannon, et ux of record in Book 1634, Page 375, Register's Office for Davidson County, Tennessee, said point being 267 feet north of Benjamin Street; thence with Gannon's north line, easterly 200 feet, more or less, to the west with Gannon's north line, easterly 200 feet, more or less, to the west margin of an alley, being 267 feet 6 inches north of Benjamin Street; thence with the margin of said alley, northerly 91.7 feet to a point; thence westerly 64 feet to a point; thence southerly 1.7 feet; thence westerly 136 feet; more or less, to the east margin of Manchester Avenue; thence with the margin of same, southerly 90 feet to the beginning.

BEING the same property conveyed to Mary Elizabeth Fields and Iris Judy Neiman as joint tenants with the right of survivorship by deed from William R. Tucker et ux Karen Tucker of record in Book 5186, Page 60, Register's Office for Davidson County, Tennessee. The said Mary Elizabeth Fields having since died February 6, 1984.

This is ( ) unimproved (XX) improved property, known as 310 Manchester Avenue (House Number) (Street) Nashville (P. O. Address) Tennessee (City or Town) 37206 (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 my hand this 7TH day of April, 19 86

Iris Judy Neiman

OFFICIAL RECEIPT

STATE OF TENNESSEE }
Davidson County }

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Personally appeared before me, Martin A. Koppelman, a Notary Public in and for said County and State, the within named Iris Judy Neiman

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 Nashville, Tennessee, this 7th day of April, 1986.

Commission Expires 4/20/86

Martin A. Koppelman 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____.

_____ Notary Public

Commission Expires _____

WARRANTY DEED 9 6 5 9 1

FROM
IRIS JUDY NEIMAN

IDENTIFICATION REFERENCE

TO
ERIC B. MILLER

MAY 1 9 35 AM '86
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

Attorneys Title Company, Inc.
Titles Guaranteed
SUITE 175 — 222 THIRD AVENUE NORTH
NASHVILLE, TENN. 37201
TELEPHONE 244-2101

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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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

28000.CO- CAMT.
72.80 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 79.30-
9057A05/01/86 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

96591

IDENTIFICATION REFERENCE

MAY 1 9 35 AM '86

FELIX Z. WILSON III REGISTER
DAVIDSON COUNTY, TN

No. 242999