Box E
C

THIS INSTRUMENT PREPARED BY: **PERCY WILKINS, JR.** and **CHRISTY WILKINS IVEY**, Attorneys
2210 Crestmoor Road, Nashville, Tennessee 37215-0157

ADDRESS NEW OWNER:
Joe Allen Miller
701 Albany Drive
Hermitage, TN. 37076

MORTGAGEE:
same

MAP-PARCEL NUMBERS:
MAP 104
PARCEL 204
4D-5397

BOOK 6849 PAGE 112

WARRANTY DEED

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, Ronald Golden and wife, Eunice Golden hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto Joe Allen Miller and wife, Sondra L. Miller hereinafter called the Grantee, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: To-Wit:

A tract of land in the 2nd Civil District of Davidson County, Tennessee, referred to the Tract 9, Cooks Landing, in the deed of record in Book 5371, page 621, Register's Office for said County, described as follows:
BEGINNING at a point lying on the easterly margin of Old Hickory Boulevard, said point further described as lying south 1933.41 feet from the southerly margin of Stewarts Ferry Pike; thence leaving said easterly margin of Old Hickory Boulevard North 85 degrees 40 minutes 03 seconds east a distance of 951.19 feet to a point lying on the westerly line of the Donald Lee Gaines property as of record in Book 4590, page 886, Register's Office for Davidson County, Tennessee; thence running with said Gaines property line South 8 degrees 36 minutes 47 seconds West a distance of 38.13 feet to a point; thence continuing with said westerly line of the Gaines property and the westerly line of the W. A. Tillman property as of record in Book 3252, page 49, Register's Office, Davidson County, Tennessee, South 9 degrees 11 minutes 26 seconds West a total distance of 205.53 feet to a point; thence leaving said Tillman property line and running South 85 degrees 40 minutes 03 seconds West a distance of 894.58 feet to the point on the easterly margin of Old Hickory Boulevard; thence running with said easterly margin North 4 degrees 19 minutes 57 seconds West a distance of 237.0 feet to the point of beginning, containing 5.02, more or less, acres.
BEING the same property conveyed to Ronald Golden and wife, Eunice Golden by deed from John L. Young and wife, Wanda Jayne Young, of record in Book 6700, page 943, Register's Office for Davidson County, Tennessee.
This conveyance is subject to any and all matters shown on the herein referenced plan of record in said Register's Office.

This is (un)improved property, known as Tract 9, Cooks Landing, Nashville, TN.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever; and Grantor covenants with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever. (As to a corporate or partnership party, the reference to "heirs" shall be deemed to read "successors".)

Witness the execution hereof this 2nd day of May, 19 86.

Eunice Golden
Eunice Golden

Ronald Golden
Ronald Golden

STATE OF TENNESSEE
COUNTY OF Davidson

On this 2nd day of May, 19 86, before me personally appeared Ronald Golden and wife, Eunice Golden, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged that he executed the same as their free act and deed.

My Commission Expires: _____

Notary Public

STATE OF TENNESSEE
COUNTY OF _____

Before me, the undersigned, of 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 ____self to be the President (or other officer authorized to execute the instrument) of the _____ _____, the within named bargainor, a corporation, and that he as such _____, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by ____self as _____. Witness my hand and official seal, at office in _____, Tennessee, this _____ day of _____, 19___.

My Commission Expires: _____

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $ 30,000.00.

_____
Affiant

Subscribed and sworn to before me, this the 2nd day of May, 1986.

My Commission Expires: 10-24-88

_____
Notary Public

98104

WARRANTY DEED

from:
Ronald Golden and wife, Eunice Golden

to:
Joe Allen Miller and wife, Sondra L. Miller

IDENTIFICATION REFERENCE

MAY 6 10 17 AM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

PERCY WILKINS, JR.
and
CHRISTY WILKINS IVEY

Attorneys at Law
2210 Crestmoor Road
P.O. Box 150157
Nashville, Tennessee 37215-0157

TN-25073

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 6849 PAGE 114

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

30000.00- CAMT.
78.00 CSTAX
.50 PRFEE
6.00 WDEED.
CHECK 94.50-
0847A05/06/86 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

98104

IDENTIFICATION REFERENCE

MAY 6 10 17 AM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 244756