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B0437

Address New Owner:	Send Tax Bills to:	Map-Parcel Numbers
L. Gene and Jackie L. Miller 880 Tulip Grove Road Hermitage, Tennessee	same	Map 75 Parcel 75

This instrument prepared by: Boult, Cummings, Conners & Berry, 222 Third Avenue, North, P. O. Box 198062, Nashville, TN 37219

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN DOLLARS ($10.00) cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, Nashville City Bank and Trust Co. (the "Grantor") has bargained and sold, and by these presents does transfer and convey unto the said L. Gene Miller and Jackie L. Miller (collectively the "Grantee"), Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described in Exhibit A which is attached hereto and incorporated herein by reference (the "Property").

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to the real estate taxes for the current year which have been prorated between the parties and encumbrances shown on Exhibit A.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $192,750.00.

L. Gene Miller
Affiant

Subscribed and sworn to before me this 12th day of June, 1986.

Gary D. Mill
Notary Public
My Commission Expires: 2-8-89

NOTARY PUBLIC

5/0.50

106555

IDENTIFICATION REFERENCE

JUN 13 3 43 PM '86

FELIX J. WILSON JR. REGISTER
DAVIDSON COUNTY, TN

This is improved property, known as 880 Tulip Grove Road, Hermitage, Tennessee.

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 and assigns, forever.

And Grantor covenants with the Grantee that the Property is free from all encumbrances made or suffered by it, except to the extent otherwise set forth in this Deed.

And Grantor does further covenant and bind itself, to warrant and forever defend the title to the said land to the said Grantee, their heirs and assigns against the lawful claims of all persons claiming by, through, or under Grantor.

IN WITNESS WHEREOF, the Grantor has caused this Deed to be executed this 12th day of June, 1986, the corporate party, having caused its name to be signed hereto by its duly authorized officers on said day and date.

NASHVILLE CITY BANK AND TRUST CO.

By: Ronnie W. Cothran

Title: Special Assets Officer

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, Gary D. Miller, a Notary Public of the State and County aforesaid, personally appeared Ronnie W. Cothran, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be an officer of Nashville CityBank, the within named bargainor, a Tennessee banking corporation, and that he as such officer, executed the foregoing instrument for the purposes therein contained, by signing the name of the Tennessee banking corporation by himself as Special Assets Officer.

WITNESS my hand and seal, at office in Nashville, Tennessee, this 12th day of June, 1986.

Gary D. Miller
Notary Public

My Commission Expires: 7-8-89

NOTARY PUBLIC

EXHIBIT A

Land in the 4th Civil District of Davidson County, Tennessee, described as follows:

Commencing at an iron pin located in the western right-of-way margin of Tulip Grove Road in the northeast property corner of the Julian G. Morgan property; thence with the western right-of-way margin of said road North 20 deg. 55' 11" east 300.0 feet to an iron pin, the point of beginning, thence leaving said right-of-way North 58 deg. 19' 51" West 1022.47 feet to an iron pin; thence North 26 deg. 08' 48" east 267.90 feet to an iron pin, thence south 55 deg. 39' 48" east 341.05 feet to an iron pin, thence north 31 deg. 54' 07" east 255.17 feet to an iron pin in the southern margin of Tulip Grove Road; thence South 54 deg. 32' 58" east 419.20 feet to an iron pin, the beginning of a curve to the right having a radius of 258.35 feet, an interior angle of 75 deg. 28' 09", and a distance of 340.67 feet to the point of beginning. Said tract containing 9.13 acres, more or less

Being the same property conveyed to Nashville City Bank & Trust Co. by deed from William L. Norton III, Successor Trustee of record in Book 6755, page 115, and being the same property conveyed to George Margrave and wife Thelma J. Margrave by deed from Ronald L. Bargatze and wife Malinda F. Margatze of record in Book 5138, page 533, Register's Office for Davidson County, Tennessee.

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

192750.00- CAPIT.
501.00 CSTAX
~~50~~ PRFEE
9.00 WDEED
CHECK ~~515.00~~
5666A06/13/86 BAL .00

510.52

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

10655

IDENTIF. REFERENCE

JUN 13 3 43 PM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 259248

VOID

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