BOOK 7069 PAGE 204

73036

This Instrument Prepared By:
WILLIAM G. TRABER, ATTORNEY AT LAW
107 Donelson Pike
P. O. Box 140255
Nashville, TN 37214

IDENTIFICATION REFERENCE

**ADDRESS NEW OWNER:**
Robert L. Bartlett
2304 Amherst Court
Nashville, TN. 37214

**SEND TAX BILLS TO:**
mortgagee

Dec 15 2 01 PM '86

FELIX E. [illegible] REGISTER
DAVIDSON COUNTY, TN

**MORTGAGEE:**
CityFed Mortgage Company
125 Belmont Drive
Somerset, New Jersey 08873

**MAP AND PARCEL:**
95-2
Par 91 Jw

## WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, Annie Josephine Miller, unmarried hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto Robert L. Bartlett and wife, Patricia A. Bartlett, 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:

A certain tract or parcel of land in Davidson County, Nashville, State of Tennessee, described as follows:

Being Lot No. 94 on the Map of Walnut Grove Subdivision, as of record in Book 2133, page 87, Register's Office for Davidson County, Tennessee.

Said Lot No. 94 begins at a point in the northerly margin of Amherst Court, the common front corner of lots Nos. 94 and 95; thence with said Court easterly 48 feet to a point, the beginning of a curve; thence norteasterly 25.1 feet around said curve, having a radius of 25 feet, to a point; thence continuing around a curve on the margin of Amherst Court 50.3 feet to a point, the common front corner of Lots Nos. 93 and 94; thence northerly 79.4 feet to a point, the common rear corner of Lots Nos. 93 and 94; thence northwesterly 142 feet to a point, the common rear corner of Lots Nos. 94 and 95; thence southerly 169.2 feet to the point of beginning.

Being the same property conveyed to Milton E. Miller and Annie Josephine Miller by deed from I.O. Gregory, unmarried as of record in Book 2639, page 156 and to Annie Josephine Miller by Quitclaim Deed from William C. Wilson, Trustee, as of record in Book 4919, page 7, said Register's Office.

This is improved property known as 2304 Amherst Court, Nashville, Tennessee 37214

This conveyance is made subject to all restrictions and easements of record, or which a visual inspection of the property would reveal.

TO HAVE AND TO HOLD the said tract or parcel of land, with

the appurtenances, estate, title and interest thereto belonging to the said Robert L. Bartlett and wife, Patricia A. Bartlett, 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 shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this the 10th day of December, 1986.

Annie Josephine Miller

Annie Josephine Miller, unmarried

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Annie Josephine Miller, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within Warranty Deed for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this the 10th day of December, 1986.

NOTARY PUBLIC

My Commission Expires: 9-11-90

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $59,000.00.

Robert L. Bartlett

AFFIANT

Subscribed and sworn to before me this 10th day of December, 1986.

NOTARY PUBLIC

My Commission Expires: 10-24-88

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

RECEIVED OF _____

FOR _____

BOOK 7069 PAGE 206

| | | |
|---|---|---|
| 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 |
|---|---|---|---|---|

590[illegible] PAYT,
165.00 MRTAX
.50 PRFE
6.00 MRT
[illegible] 171.50-
7[illegible] 5/68 BAL .0

**RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK**

7303b

IDENTIF REFERENCE

DEC 15 2 01 PM '86

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 22981