BOOK 7248 PAGE 520

THIS INSTRUMENT PREPARED BY:

WATTS & UNDERWOOD, ATTORNEYS
Suite 150
2000 Richard Jones Road
Nashville, Tennessee 37215

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Michael Scott Farmer (NAME)	City Federal Savings Bank (NAME)	MAP 94-2
1709 Eastside Avenue (STREET ADDRESS OR ROUTE NUMBER)	125 Belmont Drive (STREET ADDRESS)	PARCEL 61
Nashville, Tennessee 37206 (CITY) (STATE) (ZIP)	Somerset, New Jersey 08873 (CITY) (STATE) (ZIP)	23W-1675

FOR AND IN CONSIDERATION of the sum of FORTY FIVE THOUSAND AND 00/100---------- *Dollars,*

Scott R. Miller and wife, Mary Carole Miller

have this day bargained and sold, and do hereby transfer and convey unto the said Michael Scott Farmer and wife, Adrienne D. Farmer

the Grantees herein, their (successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows

BEING Lot No. 125 on the Plan of United Electric Railway Subdivision, of record in Book 161, page 8, Register's Office for Davidson County, Tennessee.

SAID Lot No. 125 fronts 50.0 feet on the northerly margin of Ashworth Avenue, now Eastside Avenue, and extends back between parallel lines 150.0 feet to an alley.

BEING the same property conveyed to Scott R. Miller and wife, Mary Carole Miller, by deed from William J. Grossholz and wife, Gladys Jane Grossholz, of record in Book 5544, page 729, Register's Office for Davidson County, Tennessee.

29849

IDENTIFICATION REFERENCE

MAY 27 11 38 AM '87

FILED & RECORDED IN REGISTER'S OFFICE DAVIDSON COUNTY, TN

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 45,000.00

Subscribed and sworn to before me this the 22nd *day of* May *19* 87

Affiant Michael Scott Farmer

My commission expires March 11, 1990 *(Affix Seal)*

Notary Public Mitchell A Watts

This is improved (unimproved) property, known as 1709 Eastside Avenue, Nashville, Tennessee 37206 *(House Number) (Street) P O Address (City or Town)*

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to the Grantees their (successors), heirs and assigns forever we covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their (successors), heirs and assigns, against the lawful claims of all persons

Whenever 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 our hands this 22nd *day of* May *19* 87 *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date*

Scott R. Miller

Scott R. Miller

Mary Carole Miller

Mary Carole Miller

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me Mitchell A. Watts *a Notary Public in and for said County and State* Scott R. Miller and wife, Mary Carole Miller

the within named bargainor s *with whom I am personally acquainted (or 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 Nashville, *Tennessee, this* 22nd *day of* May *19* 87

Mitchell A Watts *Notary Public*
Mitchell A. Watts

Commission expires March 11, 1990

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, _____, *a Notary Public 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* _____ *of the* _____ *the within named bargainor, a corporation, and that* _____ *he as such* _____ *being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by* _____ *self as* _____

Witness my hand and seal, at office in _____, *this* _____ *day of* _____ *19* _____

_____ *Notary Public*

Commission expires _____

WARRANTY DEED

FROM

~~Scott R. Miller and wife, Mary~~
Carole Miller TO

Michael Scott Farmer and wife,
Adrienne D. Farmer

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

450[illegible].00- CAMT.
126.00 CSTAX
.50 PRFEE
6.00 WDFEE
CHECK 132.50-
1749A05/27/87 BM .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

29849

IDENTIFI REFERENCE

MAY 27 11 38 AM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 86205