BOOK 7304 PAGE 852 FORM NO. WD-1

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 22,908.45

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 22nd DAY OF July, 1987

Notary Public

MY COMMISSION EXPIRES: 10-5-88
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Larry H. Snedeker, 12th Fl., 1st American Center, Nashville, Tenn. 37238
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ed Roberts (NAME)	Same (NAME)	Map 119-1
2101 Hillmeade Drive (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Parcel 265
Nashville, Tn. (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, ~~WE~~ I, Hanson Eddie Ragar, Administrator of the estate of Hazel Ann Duke, deceased, and sole heir to Hazel Ann Duke, deceased

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO William E. Miller and wife, Shirley T. Miller, and Ed Roberts and wife, Ann Roberts

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 the Sixth (6th) Civil District of Davidson County, Tennessee, being Lot No. 20 on the Plan of the Resubdivision of Lot Nos. 7, 8, 9 and 10 of Cumberland Nurseries, of record in Book 332, page 36, Register's Office for Davidson County, Tennessee.

Said Lot fronts 50 feet on the easterly side of Foster Street and extends back between parallel lines a distance of 150 feet to an alley in the rear.

Being the same property conveyed to Hazel Ann Duke, by deed from Cris C. Coleman and wife, Jo Ann Coleman, of record in Book 5585, page 161, Register's Office of Davidson County, Tennessee, the said Hazel Ann Duke having since died, intestate.

4864 IDENTIFICATION REFERENCE

JUL 23 2 35 PM '87
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

This is unimproved / X / improved property, known as 2226 Foster Avenue, Nashville, Tenn. 37211
(House Number) (Street) (P.O. Address) (City or Town) (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 22nd day of July, 1987

Hanson Eddie Ragar
HANSON EDDIE RAGAR, Administrator
of the estate of Hazel Ann Duke,
deceased

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STATE OF TENNESSEE }
Davidson County }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Hanson Eddie Ragar, Administrator of the estate of Hazel Ann Duke

the bargainor, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 3rd day of July, 1987

Commission Expires 10-5-88

Jennifer Hartman 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

FROM

TO

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 _____

BOOK 7304 PAGE 854

CO - CONVEYANCE
MO - MORTGAGE
WD - WARRANTY DEED
TD - TRUST DEED

CC - CERTIFIED COPY
REL - RELEASE
UCC - UNIFORM COMMERCIAL CODE

MISC - MISCELLANEOUS
CO TX - STATE TAX CONVEY
MO TX - STATE TAX MORT
PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			20900.4[illegible] CA [illegible]	
			64.12 C[illegible]	
			.50 [illegible]	
			6.00 [illegible]	
			CHECK 20.[illegible]	
			3E06A07723/87 BAL .01	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

4864 1.

IDENTIFI REFERENCE

JUL 23 2 35 PM '97

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 107309