File Box 34

Information furnished by parties

BOOK 7319 PAGE 577 74

STATE OF TENNESSEE }
COUNTY OF Davidson }

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

$58,000.00 Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6th DAY OF August, A.D. 1987.

Notary Public

MY COMMISSION EXPIRES: May 4, 1991

THIS INSTRUMENT WAS PREPARED BY
LEON SHARBER, ATTORNEY, 1161 MURFREESBORO ROAD, #505, NASHVILLE, TN 37217
NAME Mortgagee: None ADDRESS STATE

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Robin Pierce Miller (NAME)	Same (NAME)	Map 147-10
5028 Edmondson Pike (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Parcel 140
Nashville, TN 37211 (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	6DU-45040

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, James F. Langley, a widower

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Robin Pierce Miller and wife, Sara Frances Miller

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 Davidson County, Tennessee, being Lot No. 1 on the Plan of Whispering Hills, Section 1, of record in Book 2331, pages 82, 83 and 84, Register's Office for said County, as follows:

Beginning at a point in the easterly margin of Durrett Drive at the corner of Lots 1 and 4; thence with the line between said lots, easterly 304.3 feet to a point; thence northerly 6.2 feet to a point; thence northwesterly 271.7 feet to the southeast margin of Edmondson Pike; thence with the margin of the same, southwesterly 134.7 feet to the beginning of a curve; thence around said curve, southerly 39.3 feet to the easterly margin of Durrett Drive; thence with the margin of the same, southeasterly 148 feet to the point of beginning.

INCLUDED BUT EXCLUDED: Beginning at a point, being the northwestern corner of property belonging to James F. Langley, etux, said point being common to parcel 139 of Map 147-10, as recorded in Book 5224, page 726; thence along said property line S 72 deg. 18 mins. E, for 5.43 feet, more or less, to a point; thence S 40 deg. 38 mins. W for 42.41 feet, more or less, to a point; thence along a curve to the right of radius 1030 feet for 36.85 feet, more or less, to a point; thence S 42 deg. 41 mins. W for 52.75 feet, more or less, to a point; thence along a curve to the left of radius 30 feet, for 47.10 feet, more or less, to a point on the northern right-of-way line of Durrett Drive; thence N 47 deg. 16 mins. W for 10 feet, more or less, along said right-of-way line to a point; thence along a curve to the right of radius 25' for 39.25 feet, more or less; thence N 42 deg. 41 mins. E along the existing right-of-way of Edmondson Pike for 57.74 feet, more or less, to a point; thence along a curve to the left of radius 1025 feet for 36.67 feet, more or less, to a point; thence N 40 deg. 38 mins. E for 40.29 feet, more or less, to the point of beginning and containing therein an area of 863.07 square feet, more or less.

*CONTINUED ON REVERSE SIDE

This is unimproved ( ) improved (X) property, known as 5028 Edmondson Pike, Nashville, TN 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 6th day of August, 19 87

James F. Langley

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named James F. Langley

(or proved to me on the basis of satisfactory evidence)
the bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 6th day of August 19 87.

Commission expires May 8, 1991.

Notary Public

STATE OF TENNESSEE }

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon (his oath / their several oaths) acknowledged (himself / themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he / they) as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said _____ as such _____, and attesting the same by the said _____ as such _____

Witness my hand and official seal at office at _____ on this the _____ day of _____, 19____

My commission expires _____

Notary Public

FILED FOR RECORD AND RECORDED IN OFFICIAL RECORDS OF DAVIDSON COUNTY, TN
AUG 19 8 48 AM '87
RECEIVED FOR REGISTER

53960

IDENTIFICATION REFERENCE

Return to: LEON SHARBER, ATTORNEY
1161 MURFREESBORO ROAD, SUITE 505
NASHVILLE, TN 37217

WARRANTY DEED

FROM
JAMES F. LANGLEY

TO
ROBIN PIERCE MILLER ETUX
SARA FRANCES MILLER

*CONTINUATION OF LEGAL DESCRIPTION

BEING the same property conveyed to James F. Langley and wife, Pearl M. Langley by deed from W. C. Johnson, Jr. and wife, Nancy Johnson, of record in Book 5224, page 726, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to any existing easements of record.

OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7319 PAGE 579

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TAX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TAX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL

5809.00- PAID
162.00 C TAX
.50 FEE
6.00 PRO F
CHECK 153.00-
0066A06/37787 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

53690

IDENTIFICATION REFERENCE

Aug 7 9 48 AM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 03039