THIS INSTRUMENT PREPARED BY:

Laurence M. Papel
MANIER, HEROD, HOLLABAUGH & SMITH,
a Professional Corporation
2200 One Nashville Place
150 Fourth Avenue North
Nashville, Tennessee 37219
(615) 244-0030

BOOK 7335 PAGE 791

Address New Owners As Follows:	Send Tax Bills To:	Map-Parcel No:
David K. Miller, et al 902 Fredricksburg Road Mount Juliet, TN 37122	Same	83-14 84 Am

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $6,300.00.

Eva Mai Miller

Subscribed and sworn before me, this 26 day of August, 1987.

Donna E. Hazzett
Notary Public

My Commission Expires: 10/24/88

AUG 26 12 08 PM '87
DAVIDSON COUNTY, TN

IDENTIFICATION REFERENCE

59440

WARRANTY DEED

For and in consideration of the sum of Six Thousand Three Hundred Dollars ($6,300.00), Eva Mai Miller, a widow, Grantor herein, has bargained and sold, and by these presents does transfer and convey unto the said Jerry B. Miller, David K. Miller and Mildred A. Swann, as tenants in common, the Grantees herein, their heirs and assigns, a certain tract of land in Davidson County, State of Tennessee, described as follows:

> Land in Davidson County, Tennessee, being Lot No. 98 on the plan of the Priest Home Place, as of record in Book 161, Page 102, Register's Office for said County. Said Lot No. 98 fronts 50 feet on the southerly side of Holly Street, formerly Chadwell Avenue, and runs back between parallel lines, 160 feet to an alley.

Being the same property conveyed to David B. Miller and wife, Eva Mai Miller, by deed from Harold N. Marsh and wife, Helen Gore Marsh, of record in Book 2538, Page 93, Register's Office for Davidson County, Tennessee.

Grantor grants all of the above-described real property to the Grantees listed above, the remaindermen, on the condition that Grantor shall retain possession and control of all the above-described real property and that Grantor shall receive all the rents and profits from the above-described property for her natural life. At the death of Grantor, fee simple absolute title, as tenants in common, shall vest in the Grantees listed above.

This is improved property known as 1916 Holly Street, Nashville, Davidson County, Tennessee 37206.

To have and to hold the said tract of land with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs and assigns, forever. And I do covenant with the said Grantees that I am 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 I do further covenant and bind myself, my 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.

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 my hand this 26 day of August, 1987.

Eva Mai Miller
EVA MAI MILLER

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Donna E. Daggett, a Notary Public in and for said County and State, the within named EVA MAI MILLER the bargainor, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Davidson Co., Tennessee, this 26 day of August, 1987.

Donna E. Daggett
Notary Public

My commission expires:
10/24/88

OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7335 PAGE 793

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
			6300.00- CAMT.	
			17.64 CSTAX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK	24.14-
5870A	08/26/87		BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

59440

IDENTIFICATION REFERENCE

AUG 26 12 08 PM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 09696