mail:

This Instrument Prepared By:
Richard M. Davenport, Attorney
Suite 201, Arena Place
2001 Charlotte Avenue
Nashville, TN 37203

BOOK 7361 PAGE 757

TAX Bill,

Address of New Owner(s):
James W. Miller et ux,
Nancy A. Miller
627 Durrett Drive
Nashville, TN 37211

Mortgagee:
Same

Map-Parcel No.:
Part of 123-65

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, OLLIE MAI CLEMENTS, A SINGLE PERSON ("Grantor") has this day bargained and sold, and do hereby transfer and convey to JAMES W. MILLER AND WIFE, NANCY A. MILLER ("Grantees"), their heirs, successors, and assigns, the following described land in Davidson County, Tennessee, to-wit:

LAND situated and lying in the 4th Civil District of Davidson County, Tennessee, the same being three separate tracts described according to the unrecorded survey of John D. McCormick, Tennessee Registered Land Surveyor Number 764, dated May 5, 1987, as follows:

BEGINNING at an iron pin in the westerly right-of-way of Granny Wright Lane, said point being the southeasterly corner of the Tract herein described and also being the northeasterly corner of the property of J. Raymond Swoner, et ux, of record in Book 5704, page 718, Register's Office for Davidson County, Tennessee; thence with Swoners' northerly line North 80 deg. 56 min. 26 sec. West 978.07 feet to to a government monument at the southwesterly corner of this Tract; thence with the U.S. Corps of Engineers' line North 25 deg. 23 min. 03 sec. East 250.00 feet to an iron pin at the northwesterly corner of this Tract, said point also being the southwesterly corner of Tract No. 2 of said lands; thence with the southerly line of the said Tract No. 2, South 79 deg. 58 min. 49 sec. East 899.60 feet to an iron pin in the westerly right-of-way of Granny Wright Lane, said point being the northeasterly corner of the Tract herein described and also being the southeasterly corner of Tract No. 2 of said lands; thence with the said road right-of-way South 6 deg. 56 min. 21 sec. West 225.00 feet to the point of beginning, and containing 5.014 acres, more or less.

BEING part of the same property conveyed Ollie Mai Clements by deed from William C. Clements of record in Book 4236, page 327, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to 1987 property taxes which have been prorated and assumed by Grantees.

This is unimproved property on Granny Wright Lane, Davidson County, Tennessee.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to the said Grantees and their heirs, successors and assigns, forever.

AND Grantor covenant that she is lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except as herein set out. Grantor further covenant and bind herself, her successors and assigns to warrant and forever defend the title to said real estate to said Grantees, their heirs, successors and assigns against the lawful claims of all persons.

IN WITNESS WHEREOF, the Grantor has executed this instrument on this 14th day of September, 1987.

Ollie Mai Clements
OLLIE MAI CLEMENTS

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this _____ day of September, 1987, before me personally appeared OLLIE MAI CLEMENTS to me known or proved to me on the basis of satisfactory evidence to be the person(s) described in and who executed the foregoing instrument, and who acknowledged the execution of the same to be her free act and deed.

Witness my hand and official seal.

My Commission expires:

11-1-87

Richard M. Davenport
NOTARY PUBLIC

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

AFFIANT

SUBSCRIBED TO AND BEFORE ME, THIS 14th. DAY OF SEPTEMBER, 1987.

Richard M. Davenport
NOTARY PUBLIC

My Commission Expires: 11-1-87

6837

IDENTIFI REFERENCE

SEP 24 2 49 PM '87

DAVIDSON COUNTY, TN

OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7361 PAGE 759

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
			450000.00- CAMT.	
			126.00 CSTAX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK 132.50-	
6235A09/24/87			BAL .00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

6837 7:

IDENTIFICATION REFERENCE

SEP 24 2 49 PM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 19831