THIS INSTRUMENT PREPARED FROM INFORMATION FURNISHED BY THE PARTIES.

FILE BOX 45

BOOK 7615 PAGE 132

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 7,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th DAY OF July, 1988

Notary Public

MY COMMISSION EXPIRES: 9/9/89

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
RICHARD A. NORTHCUTT, 25 Century Blvd., Suite 202, Nashville, Tennessee 37214

NAME	ADDRESS	
ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
James O. Miller, Sr.	New Owner	82-423-1
(NAME)	(NAME)	
4035 Havendale Drive		
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, TN 37207		
(CITY) (STATE) (P.O. ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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 O. Miller, Jr. and wife, Cheryl T. Miller,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO James O. Miller, Sr. and wife, Rachel F. 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.

Being the northerly 44 feet of Lot No. 21 on the plan of the Crutcher Subdivision of a part of the Lucy H. Lindsley property, as of record in Book No. 161, page 129, Register's Office for said County.

Said Northerly part of Lot No. 21 fronts 44 feet on the westerly side of Pennock Avenue, and runs back between parallel lines 150 feet to an alley.

Being the same property conveyed to James O. Miller, Jr. by deed from Clarice Lee Miller, a single person, of record in Book 5876, page 970, said Register's Office.

54676

IDENTIFICATION REFERENCE

AUG 1 4 07 PM '88

FELIX Z. WILSON JR. REGISTER
DAVIDSON COUNTY, TN

This is unimproved ( ) improved (XX) property, known as 1206 Pennock Avenue, (House Number) (Street) (P.O. Address) Nashville, TN 37207 (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 heir 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 covey 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 our hand s this 29 day of July, 19 88

James O. Miller, Jr.

Cheryl T. Miller

Cheryl T. Miller is joining in this conveyance to convey any and all marital rights she may have to said property.

BOOK 7615 PAGE 133

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 O. Miller, Jr. and wife, Cheryl T. Miller

the bargainors, 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 29 day of July 19 88

Commission expires 5-13-89

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon (his oath / their several oaths / himself / themselves) acknowledged (themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that (he / they) as such _____ and _____ being authorized so to do, execute 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

WARRANTY DEED

FROM

James O. Miller, Jr. and wife,

Cheryl T. Miller,

TO

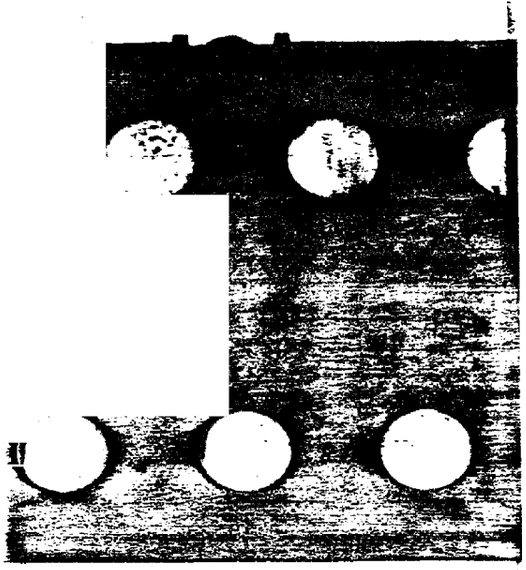
James O. Miller, Sr. and wife,

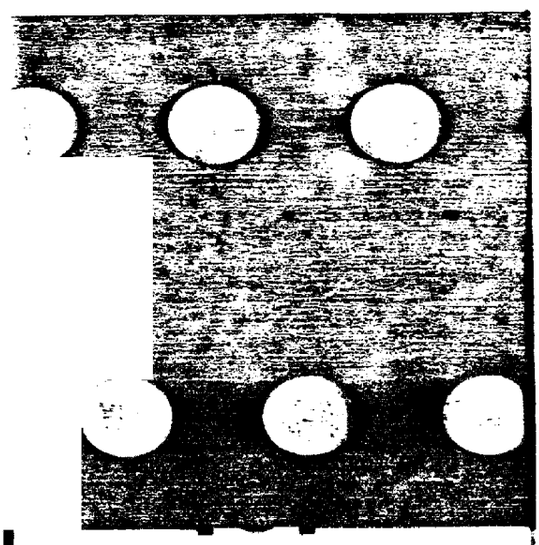
Rachel F. Miller

RETURN TO:

Metropolitan Escrow, Inc.
25 Century Blvd., Suite 202
Nashville, TN 37214

2453 08/01 0101 03CHECK $11.25





OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7615 PAGE 134

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

CAMT	7500.00
CON TX	24.75
RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK	0.50
WDEED	6.00
TOTAL	31.25
CHECK	31.25

08/01/88 01 16:11 0001 2453

5467 6.

IDENTIFICATION REFERENCE

AUG 1 4 07 PM '88

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 119056