#1 Box 20

ADDRESS NEW OWNERS	SEND TAX BILLS TO	MAP-PAR NO.
Jarvis G. Miller and wife, Doris A. Miller 5405 California Avenue Nashville, TN 37209	S.A.M.E.	Map 91-2 Parcel 325 12W 23040

WARRANTY DEED BOOK 7616 PAGE 669

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid by the hereinafter named Grantee(s) and other good and valuable considerations, the receipt of which is hereby acknowledged, including the assumption of a certain Deed of Trust of record in Book 5913, Page 925, Register's Office for Davidson County, Tennessee, to secure to Judy Russell, the original principal amount of $16,400.00, payable as therein specified; I, **William Peter Schoenly, unmarried,** have bargained and sold, and by these presents do transfer and convey unto the said **Jarvis G. Miller and wife, Doris A. Miller,** the GRANTEES herein, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lots Nos. 1310 and 1312 of Block No. 45 on Plan No. 2, West Nashville, as of record in Book 57, Page 172, Register's Office for said County.

Said Lots Nos. 1310 and 1312 front 25' each on the southerly side of California Avenue and run back between parallel lines, 150 feet to an alley.

Being the same property conveyed to William Peter Schoenly by deed from Samuel M. McCord and wife, Paula K. McCord of record in Book 6463, Page 319, said Register's Office.

3022 08/03 0101 03CHECK 85.04

This conveyance is subject to all restrictions, easements and plats of record in Register's Office for said County.

This is improved property, known as: **5405 California Avenue, Nashville, TN 37209**

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.

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 our hands this 29TH day of July, 1988.

X William Peter Schoenly

William Peter Schoenly

55 - 99

IDENTIFICATION

Aug 3 9 50 AM '88

FRANK G. WILKINS REGISTER
DAVIDSON COUNTY TN

STATE OF ~~TENNESSEE~~ FLORIDA
COUNTY OF ~~DAVIDSON~~ PALM BEACH

BOOK 7616 PAGE 670

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named William Peter Schoenly, unmarried, the bargainor(s), 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~~ GREEN ACRES CITY, FLORIDA, ~~Tennessee~~, this 22nd day of July, 1988.

NOTARY PUBLIC. STATE OF FLORIDA.
MY COMMISSION EXPIRES JAN. 27, 1990.
BONDED THRU NOTARY PUBLIC UNDERWRITERS

NOTARY PUBLIC

MY COMMISSION EXPIRES: _____

****

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or true value, whichever is greater, for this transfer is $23,762.40

Dona A. Miller
AFFIANT

SWORN TO AND SUBSCRIBED BEFORE ME THIS 2nd DAY OF August, 1988.

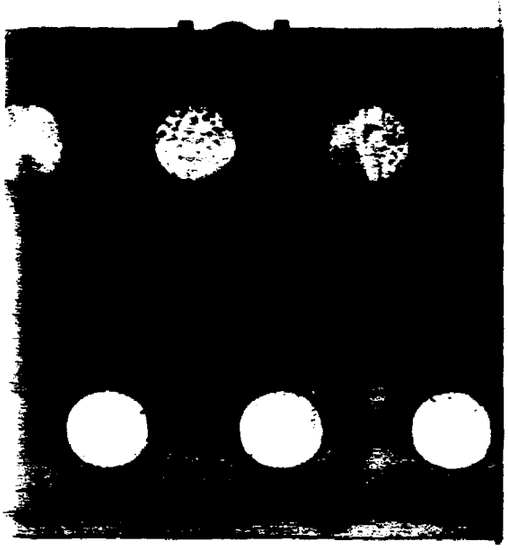
NOTARY PUBLIC

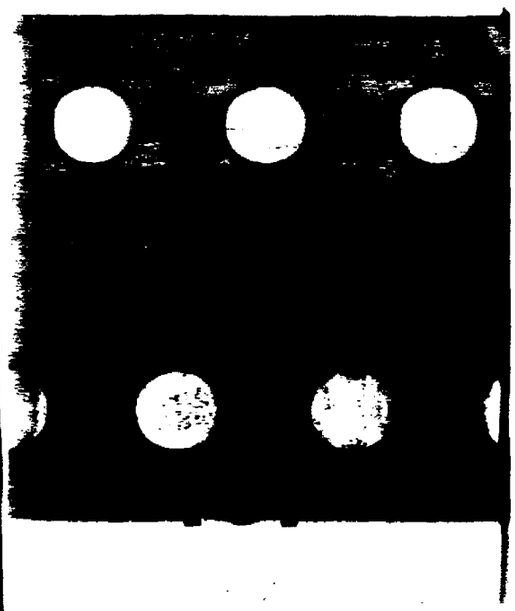
MY COMMISSION EXPIRES:
5-20-92

This instrument was prepared by:

Rick M. Johnson, 3221 Nolensville Road, Nashville, Tennessee 37211

(615) 833-5858





OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7616 PAGE 671

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 23762.40
CDN TX 78.54
PRFEE 0.50
WDEED 6.00
TOTAL 85.04
CHECK 85.04

08/03/88 01 09:53 0001 3022

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

55199

IDENTIFICATION REFERENCE

AUG 3 9 50 AM '88

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 119621