This Instrument Prepared By:
HAROLD REEVES, ATTORNEY P.C.
640 Spence Lane, Suite 218
Nashville, TN 37217
(615) 361-6679

File Box 24

ADDRESS NEW OWNER:
W. C. Ireland Jr.
5204 Granny White Pike
Nashville, Tennessee 37220

SEND TAX BILL:
To Owner

MORTGAGEE:

MAP AND PARCEL:
MAP 145-11
PARCEL 26
OH-11138

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, Kevin T. Miller and wife, Julie L. Goodman Miller hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto W. C. Ireland, Jr., hereinafter called the Grantee, his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

BEING Lot 14 on the Plan of Granny White Park of record in Book 3700, page 72, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to Kevin T. Miller and wife, Julie L. Goodman Miller, by deed from Richard Kestner Harrod, unmarried of record in Book 7841, Page 119, Register's Office for Davidson County, Tennessee.

This is the same description as in previous deed of record.

This conveyance subject to such easements and setback lines of record in Plat Book 3700, Page 72, said Register's Office.

Taxes for 1991 have been pro-rated and paid.

This is improved property known as 5204 Granny White Pike, Nashville, TN 37220.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said W. C. Ireland, Jr., his heirs and assigns, forever; and we, Kevin T. Miller and wife, Julie L. Goodman Miller do covenant with the said Grantee 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 shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

5.00 I.O.
IDENTIFICATION
SEP 27 9 56 AM '91
FELIX P. WILSON REGISTER
DAVIDSON COUNTY
4544 09/27 0101 03CHECK 534.25

Witness our hands this the 26th day of September, 1991.

Kevin T. Miller

Julie L. Goodman Miller

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Kevin T. Miller and wife, Julie L. Goodman 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 Warranty Deed for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this the 26th day of September, 1991.

NOTARY PUBLIC

My Commission Expires: 5/22/93

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $ 142,500.00.

AFFIANT

Subscribed and sworn to before me this 26th day of September, 1991.

NOTARY PUBLIC
My Commission Expires: 5/22/93

Book 8451 Page 349 Was Missing