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Mail

THIS INSTRUMENT PREPARED BY:

WATTS, UNDERWOOD & RUBENFELD, ATTORNEYS
2000 Richard Jones Road, Suite 150
Nashville, Tennessee 37215

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $14,500.00.

Shirley F. Eberhart
Affiant

Subscribed and sworn to before me this 2nd day of January, 1992.

Notary Public

My Commission Expires: 1-23-94

7:3998

IDENTIFICATION

JAN 3 9 45 AM '92

Address New Owner:	Send Tax Bills to:	Map & Parcel Nos.
SHIRLEY F. EBERHART 1412 Sharpe Avenue Nashville, Tennessee 37206	SAME	MAP 83-02 PARCEL 117 27W 22175

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of FOURTEEN THOUSAND FIVE HUNDRED AND 00/100 ($14,500.00) DOLLARS, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged, I, **CECIL L. MILLER, unmarried,** hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto **SHIRLEY F. EBERHART, unmarried,** hereinafter called the Grantee, her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

BEING the east 50.0 feet of the west 100.0 feet of Lot no. 6 of Block "A" on the Map of Weakley Place, as of record in Book 161, page 131, Register's Office for Davidson County, Tennessee.

SAID part of said Lot fronts 50.0 feet on the South side of Weakley Avenue and runs back between parallel lines 250.0 feet to a dead line.

BEING the same property conveyed to Cecil L. Miller by deed from Michael Arthur Gentile, Jr., the sole heir at law of Dorris L. Gentile and Nellie Elizabeth Burton Richardson, Tamara B. McColgan, Thomas, Burton, III and Jeffrey A. Burton, the sole heirs at law of Thomas B. Burton of record in Book 8514, page 298, Register's Office for Davidson County, Tennessee.

This is improved property known as 1412 Sharpe Avenue, Nashville, Tennessee 37206.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, her heirs and assigns, forever.

GRANTOR COVENANTS with the said GRANTEE that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated by the parties and assumed by Grantee.

2. Matters shown on the Plan of Weakley Place, of record in Book 161, page 131, Register's Office for Davidson County, Tennessee.

3. Easement for sanitary sewer of record in Book 1913, page 622, Register's Office for Davidson County, Tennessee.

GRANTOR FURTHER COVENANTS and binds himself, his heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, her heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF I have hereunto set my hand on this the 24 day of January, 1992.

Cecil L. Miller
CECIL L. MILLER

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 Cecil L. Miller, the bargainor, 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 this 24 day of January, 1992.

Notary Public

My Commission Expires:

2-23-94

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

3801 01/03 0101 03CHECK 60.65

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 14500.00
CON TX 53.65
PRFEE 1.00
WDEED 6.00
TOTAL 60.65
CHECK 60.65

01/03/92 01 09:47 0001 3801

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

7.39.98

IDENTIFICATION REFERENCE

JAN 3 9 46 AM '92

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

No. 490248