BOOK 8522 PAGE 404

STATE OF TENNESSEE
COUNTY OF SUMNER The actual consideration or value whichever is greater, for this transfer is $ 30,000.00

Subscribed and sworn to before me, this the 31st day of December 19 91

Affiant

My commission expires: 9/24/94 (Affix Seal)

Notary Public

# WARRANTY DEED

MAIL

THIS INSTRUMENT WAS PREPARED BY
**TENNESSEE TITLE & TRUST, INC.**
181 East Main Street · Jefferson Building · Suite 8 · Hendersonville, Tennessee 37075

| ADDRESS OF NEW OWNER: | SEND TAX BILLS TO: mortgagee |
|---|---|
| Maria L. Urtubees | Citizens Fidelity Bank C/O PNC Mortgage |
| 2411 Brasher Avenue | Servicing Company |
| Nashville, TN 37206 | P.O. Box 35210 Dept. 886 |
| STREET ADDRESS | STREET ADDRESS |
| CITY STATE ZIP | Louisville, KY 40232-5210 |
| | CITY STATE ZIP |
| MAP & PARCEL NO.: 72-13-146 | |

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, Ronald W. Miller, unmarried

HEREINAFTER CALLED GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO HEREBY TRANSFER AND CONVEY UNTO Maria L. Urtubees, unmarried

HEREINAFTER CALLED GRANTEE(S), THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND, TOGETHER WITH ALL TENEMENTS, HEREDITAMENTS AND APPURTENANCES THERETO LOCATED IN Davidson COUNTY, STATE OF TENNESSEE, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

Being the southerly half of Lot No. 114 on the Plan of Treveca Subdivision of Renraw, of record in Book 421 at pages 72 and 73, Register's Office for Davidson County, Tennessee.

Said part of said lot No. 114 fronts 50 feet on the westerly side of Brasher Avenue and runs back between parallel lines 200 feet to an alley.

Being the same property conveyed to Ronald W. Miller by Quitclaim deed from Rhonda Miller recorded in Book 6991 at page 852, Register's Office for Davidson County, Tennessee.

This conveyance is subject to taxes for the year 1992 and subsequent years, easements and restrictive covenants of record.

7.45 U 7

IDENTIFICATION REFERENCE

JAN 6 9 48 AM '92

FEE $

THIS IS IMPROVED PROPERTY KNOWN AS 2411 Brasher Avenue, Nashville, TN 37206

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenance, 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. 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 my hand this 31st day of December, 19 91

Ronald W. Miller

Ronald W. Miller

State of Tennessee
County of Sumner

BOOK 8522 PAGE 405

On this 31st day of December, 19 91, before me personally appeared Ronald W. Miller, unmarried to me known to be the person(s) described in or proved to me on the basis of satisfactory evidence, and who executed the foregoing instrument, and who acknowledged the execution of the same to be his free act and deed.

Witness my hand and official seal.
My commission expires:

~~01/25/93~~ 9/24/94

Carol Patty
Notary Public

State of Tennessee
County of _____

On this _____ day of _____, 19 _____, before me personally appeared _____ to me known to be the person(s) described in or proved to me on the basis of satisfactory evidence, and who executed the foregoing instrument, and who acknowledged the execution of the same to be _____ free act and deed.

Witness my hand and official seal.
My commission expires:

_____

_____
Notary Public

# WARRANTY DEED

TENNESSEE TITLE & TRUST, Inc.

4354 01/06 0101 03CHECK 118.00

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

RECEIVED OF _____

FOR _____

BOOK 8522 PAGE 406

| | | |
|---|---|---|
| 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 | 30000.00 |
| CON TX | 111.00 |
| PRFEE | 1.00 |
| WDEED | 6.00 |
| TOTAL | 118.00 |
| CHECK | 118.00 |

01/06/92 01 09:49 0001 4354

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

7:4507

IDENTIFICATION REFERENCE

JAN 6 9 48 AM '92

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

No. 490796