Box 58

WARRANTY DEED

BOOK 9211 PAGE 741

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 77,750.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3rd DAY OF January, 19 94

Notary Public

MY COMMISSION EXPIRES: 3/23/96
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

COMBOS & HIX, P. C., 315 Deaderick Street, Su. 1100, Nashville, TN 37238

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Danny K. Miller (NAME)	Danny K. Miller (NAME)	MAP 104-6
105 Fairfax Avenue (ADDRESS)	3404 West End Avenue (ADDRESS)	PARCEL 54
Nashville, TN 37203 (CITY) (STATE) (ZIP)	Nashville, TN 37203 (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, Chris G. Smith, a single person

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Danny K. Miller and wife, Caroline B. 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:

Land in Davidson County, Tennessee, being Lot No. 29 in Bransford Realty Company's Re-Subdivision of a part of Richland Annex, the plan of which is of record in Book 332, page 156, said Register's Office.

Said Lot No. 29 fronts 50 feet on the West side of Fairfax Avenue, and extends back westerly between parallel lines 171.5 feet, more or less, on its northerly margin, and 166.5 feet, more or less, on its southerly margin to an alley in the rear, and measures 56.5 feet on said alley.

INCLUDED IN THE ABOVE DESCRIPTION BUT SPECIFICALLY EXCLUDED THEREFROM IS THE following tract of land:

Beginning at a point, said point being at the intersection of the South dedicated right-of-way line of Murphy Road and the West dedicated right-of-way line of Fairfax Avenue; thence with the West dedicated right-of-way line of Fairfax Avenue due South for 110.0 feet to a point; thence south 86 degrees 24 minutes West for 148.5 feet a point of beginning in the proposed right-of-way line of interstate route I-440; thence continuing South 86 degrees 24 minutes West for 28.5 feet to a point in the East line of an alley; thence with the East line of an alley along a curve to the left with a radius of 1,844.86 feet for 56.5 feet to a point; thence North 84 degrees 34 minutes East for 49.0 feet to a point in the proposed right-of-way line of interstate route I-440; thence with the proposed right-of-way line of interstate route I-440 North 28 degrees 40 minutes West for 60.0 feet back to the point of beginning.

Being the same property conveyed to Chris G. Smith by deed from Murphy-Church Properties, a partnership, of record in Book 8296, page 500 and re-recorded in

CONTINUED

unimproved ( )
This is improved (X) property, known as 105 Fairfax Avenue, Nashville, TN 37203
(House Number) (Street) (P.O. Address) (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 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 3rd day of January, 19 94

Chris G. Smith

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BOOK 9211 PAGE 742

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Chris G. Smith

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 at Nashville, Tennessee, this 3rd day of January 19 94.

Commission expires 3/23/96

Asa B. Waddell
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 and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ 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

6315 01/05 0101 03CHECK 296.49

LEGAL DESCRIPTION CONTINUATION

Book 8309, page 676, Register's Office for Davidson County, Tennessee.

The above legal description is the same as used on the prior Deed.

This conveyance is subject to 1994 and subsequent years taxes, assumed by the Grantees the day of closing; All matters as shown on the plan of record in Book 332, page 156, said Register's Office; Lack of ingress and egress to I-440, a controlled public highway having been conveyed in Book 4744, page 685, said Register's Office.

IDENTIF. ↑ REFERENCE

94 JAN -5 PM 2:58
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 9211 PAGE 743

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	77750.00
CON TX	287.49
PRFEE	1.00
WDEED	8.00
TOTAL	296.49
CHECK	296.49

01/05/94 01 14:58 0001 6315

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

04473
IDENTIF. ↑ REFERENCE

94 JAN -5 PM 2:58
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 742338