Mail

BOOK 9490 PG 392

THIS INSTRUMENT PREPARED BY:
STEWART & BLACK, ATTORNEYS
333 SOUTH GALLATIN ROAD
MADISON, TN 37115

ADDRESS NEW OWNER:

JAMES A. HALE
145 Eagan Circle
~~Nashville~~ Madison, TN 37115

SEND TAX BILLS TO:

MAP/PARCEL NUMBER:

MAP 43-12, PARCEL 36

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS FOR THIS TRANSFER IS $50,000.00.

James A. Hale
AFFIANT
Subscribed and sworn to me, this the 10 day of OCTOBER, 1994.

Denise C. Allis
Notary Public
My commission expires: 5-11-96

98885
IDENTIFICATION REFERENCE

94 OCT 12 AM 8:24
FELIX A. ... REGISTER
DAVIDSON COUNTY, TN.

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN AND no/100 ($10.00) DOLLARS, cash in hand paid and other good and valuable considerations, the receipt and sufficiency of which are hereby expressly acknowledged, WE, JESSIE JAMES MILES AND WIFE, MARTHA ANN MILES, hereinafter referred to as GRANTORS, have this day bargained and sold, and do hereby transfer and convey unto the said JAMES A. HALE, hereinafter referred to as GRANTEE, HIS successors, heirs and assigns, certain real estate in DAVIDSON County, Tennessee, being more particularly described in Exhibit "A", which is attached hereto and incorporated herein by reference, together with all right, title and interest of GRANTORS in and to any easements and rights-of-way adjoining or abutting said real estate and any covenants and other rights appurtenant thereto (the "Property"). This conveyance of the "Property", and all covenants and warranties contained herein, are made expressly subject to the exceptions and other matters set forth in Exhibit "B", which is attached hereto and incorporated herein by reference.

This is improved property known as 145 EAGAN CIRCLE, MADISON, TN 37115.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said GRANTEE, HIS successors, heirs and assigns forever, WE covenant that WE ARE lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered except to the extent otherwise set forth in Exhibit "B" hereto.

WE further covenant and bind OURSELVES and OUR heirs and representatives, to warrant and forever defend the title to said GRANTEE, HIS successors, heirs and assigns, against the lawful claims of all persons.

WITNESS OUR HANDS this 10 day of OCTOBER, 1994.

Jessie James Miles SR.
JESSIE JAMES MILES

Martha Ann Miles
MARTHA ANN MILES

STATE OF TENNESSEE :

COUNTY OF DAVIDSON :

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JESSIE JAMES MILES AND WIFE, MARTHA ANN MILES, the within named BARGAINORS, with whom I am personally acquainted (or who proved TO ME upon satisfactory evidence), and who acknowledged that THEY executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at MADISON, Tennessee, on this the 10 day of OCTOBER, 1994.

Denise C. Weeks
notary public

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My commission expires: 5-11-96

EXHIBIT 'A'

BEING Lots Nos. 32 and 33 of Block "B" on the Revised Plan of Myatt-Eagan Subdivision as of record in Book 1424, page 107, Register's Office for said County.

SAID Lot No. 32 fronts 55.1 feet on the westerly side of Eagan Circle and runs back 155.2 feet on the northerly line and 139.4 feet on the southerly line to a dead line, measuring 50.39 feet thereon.

Said Lot No. 33 fronts 50.2 feet on the westerly side of Eagan Circle and runs back 139.4 feet on the northerly line and 143.3 feet on the southerly line to a dead line, measuaring 50.39 feet thereon.

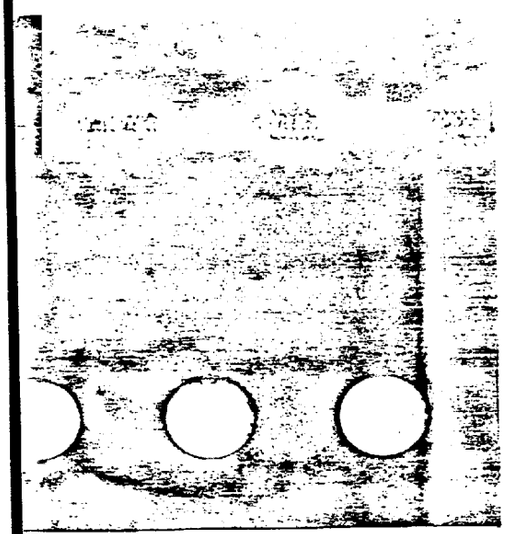
Being the same property conveyed to Jessie James Miles and wife, Martha Ann Miles by Deed from William Edwin Grayson and wife, Alma Jean Grayson, of record in Book 4174, page 220, Register's Office for Davidson County, Tennessee.

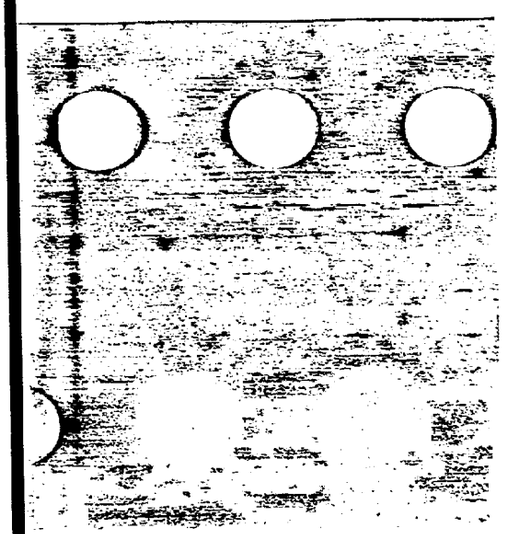
EXHIBIT 'B'

1. **Real property taxes for 1994 and all future years.**

2. **All matters set forth on Plan of record in Book 1424, page 107, said Register's Office.**

97 10/12 2101 03CHECK 198.00





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

RECEIVED OF _____

FOR _____

BOOK 9490 PG 395

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 50000.00
CON TX 185.00
PRFEE 1.00
WDEED 12.00
TOTAL 198.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 198.00

10/12/94 01 08:26 0001 7057

98885
IDENTIF. & REFERENCE

94 OCT 12 AM 8:24
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 843267