BK 9525 PG 324

THIS INSTRUMENT PREPARED BY:
John J. Archer, Atty., 300 Court Square Bldg., Nashville, TN 37201

ADDRESS OF NEW OWNER:	**SEND TAX BILLS TO:**	**MAP-PARCEL NOS.:**
Gerald A. Miller	Same	Map 53-3
110 Buck Spears Lane		Parcels 31 & 33
Portland, TN 37148		

WARRANTY DEED

For good and valuable consideration paid and received, the Grantor, HILDA CLARK, a single person, has bargained and sold, and by these presents does transfer and convey unto the Grantee, GERALD A. MILLER, his heirs and assigns, those certain tracts or parcels of land described as follows:

Land in Davidson County, Tennessee, described as follows:

TRACT I: Being the northerly part of Lot No. 22 on the Plan of Section "C" Village of Old Hickory, as of record in Book 1424, page 66, Register's Office for said County, described as follows:

Beginning at an iron pin in the westerly margin of Dodson Street at the northeasterly corner of Lot No. 22; thence with said Street, S. 1° 4' W. 57.7 feet to an iron pin; thence N. 88° 56' W. 64.1 feet to an iron pin in the westerly margin of Lot No. 23; thence N. 1° 8' E. 57.7 feet to an iron pin; thence S. 88° 56' E. 63.9 feet to the point of beginning, containing .08 acres, more or less.

G.A.M.

TRACT II: Being part of a tract marked "Future Development" on the Plan of Section "C" Village of Old Hickory, as of record in Book 1424, page 66, Register's Office for said County, described as follows:

Beginning at an iron pin in the easterly margin of Debow Street at the northwesterly corner of Lot No. 23; thence along the easterly margin of said Street, N. 0° 56' E. 25 feet; thence S. 89° 10' E. 133.4 feet to a point in the westerly edge of a private way known as Dodson Street; thence along the westerly margin of said Street, S. 1° 4' W. 25 feet to the northeasterly corner of Lot No. 22; thence N. 89° 10' W. along the northerly lines of Lots Nos. 22 and 23, 133.4 feet to the point of beginning, containing .077 acres, more or less.

The above tracts being the same property as described and conveyed in the deed from Fred Kelley Clemons and wife, Edna Carter Mendez Clemons, to Leamon H. Clark and wife, Hilda Clark, of record in Book 2902, page 285, said Register's Office; the said Leamon H. Clark having since died, leaving Hilda Clark surviving.

This is improved property known as 1208 Dodson St., Old Hickory, TN 37138.

Said property is conveyed subject to restrictions and easements of record, and to the lien of 1994 ad valorem taxes which have been prorated and assumed by the Grantee.

To have and to hold the said tracts or parcels of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns, forever. And the Grantor does covenant with the Grantee that the Grantor is lawfully seized and possessed of said land in fee simple and has a good right to convey it, and that the same is unencumbered except as stated above. And the Grantor does further covenant and bind herself, her heirs and representatives, to warrant and forever defend the title to the said land to the Grantee, his heirs and assigns, against the lawful claims of all persons whomsoever.

9408/JJA
101794

BOOK 9525 PG 325

Witness my hand this 24th day of October, 1994.

Hilda Clark
HILDA CLARK

STATE OF TENNESSEE)
COUNTY OF MACON)

Personally appeared before me, Hilda Clark, a Notary Public of the State aforesaid, the above named HILDA CLARK, a single person, with whom I am personally acquainted (or whose identity was proven to me upon satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 24th day of October, 1994.

Bryan T. Cates
Notary Public

My commission expires: 3-17-97

STATE OF TENNESSEE)
COUNTY OF MACON)

The greater of the actual consideration given for this transfer or the value of the property transferred is $35,500.00.

AFFIANT

Sworn to and subscribed before me this 31st day of October, 1994.

Vicki Grantham
Notary Public

My commission expires:

VICKI GRANTHAM NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENN.

10562
IDENTIF. & REFERENCE

94 NOV 21 AM 10:58
REGISTER
DAVIDSON COUNTY, TN.

3751 11/21 0101 03CHECK 140.35

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OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 9525 PG 326

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	35500.00
CON TX	131.35
PRFEE	1.00
MTGFEE	8.00
TOTAL	140.35
CLERK	140.35

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



10562
IDENTIF. & REFERENCE

94 NOV 21 AM 10:58

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN.

No. 855808