FILE BOX 3

BOOK 9538 PG 658

STATE OF ~~TENNESSEE~~ CALIFORNIA
COUNTY OF LOS ANGELES

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 22,000.00

John G. Miller Jr.
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22st DAY OF November 19 94

Mohamad A. Husain
Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL)

MOHAMMED A. HUSAIN
COMM. #1025442
NOTARY PUBLIC - CALIFORNIA
LOS ANGELES COUNTY
My. Comm Expires May 6, 1998

BCT1 BCT1

THIS INSTRUMENT WAS PREPARED BY
EDWARD SEDDON, ATTORNEY AT LAW

1187 Vulcan Boulevard, Nashville, TN 37217 111 West College Street, Murfreesboro, TN 37130 245 Dover Road, Clarksville, TN 37040

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ben P. Adams (NAME)	First Union Mortgage Corporation (NAME)	MAP 83-13
1213 Fatherland Street (ADDRESS)	150 Fayetteville Street Mall (ADDRESS)	PARCEL 49
Nashville, Tennessee 37206 (CITY) (STATE) (ZIP)	Raleigh, North Carolina 27601 (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, John G. Miller, Jr., a married person

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Ben P. Adams and wife, Gwen Adams and Tom H. Yeargan

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:

Being Lot No. 74 on the Plan of East Edgefield Addition to Nashville, as of record in Plat Book 21, Page 147, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to John G. Miller and wife, Minnie K. Miller by deed from E. D. Denton and wife, Laura May Denton of record in Deed Book 645, page 241, Register's Office for said County.

This conveyance subject to Lakeland Springs East End Conservation Zone.

This conveyance is subject to any and all existing easements and restrictions of record.

14815

IDENTIF. A REFERENCE

94 DEC -6 AM 8:47

DAVIDSON COUNTY, TN.

0372 12/06 0101 03CHECK 90.40

unimproved ( )
This is improved (X) property, known as 1213 Fatherland Street, Nashville, Tennessee 37206
(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 21st day of November, 19 94

John G. Miller, Jr.

BOOK 9538 PG 659

STATE OF ~~TENNESSEE~~ CALIFORNIA
COUNTY OF LOS ANGELES

Personally appeared before me, ~~the undersigned~~ MOHAMMED A. HUSAIN, a Notary Public in and for said County and State, the within named John G. Miller, Jr., a married person

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~~ LOS ANGELES CALIFORNIA, ~~Tennessee~~, this 22nd day of November 19 94.

Commission expires ____ Mohammed A. Husain
Notary Public

MOHAMMED A. HUSAIN
COMM. #1025242
NOTARY PUBLIC - CALIFORNIA
LOS ANGELES COUNTY
My. Comm Expires May 16, 1998

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

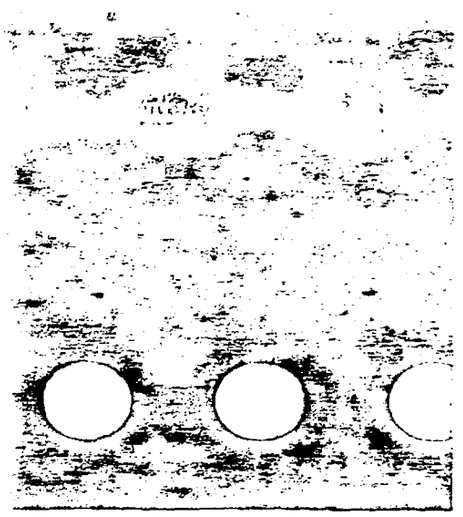
RETURN TO:
CUMBERLAND TITLE COMPANY

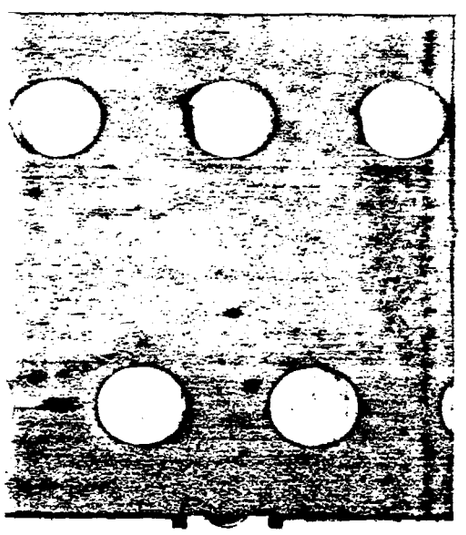
EDWARD SEDDON
ATTORNEY - AT - LAW

☒ 1187 Vultee Boulevard
Nashville, Tennessee 37217

☐ 111 W. College Street
Murfreesboro, Tennessee 37130

☐ 245 Dover Road
Clarksville, Tennessee 37040





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

RECEIVED OF _____

FOR _____

BOOK 9538PG660

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 22000.00
CON TX 81.40
PRFEE 1.00
WDEED 8.00
TOTAL 90.40
CHECK 90.40

12/06/94 01 08:48 0001 0372

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

14815
IDENTIF. & REFERENCE

94 DEC -6 AM 8:47
REGISTER
DAVIDSON COUNTY, TN.

No. 860372