| | |
|---|---|
| **THIS INSTRUMENT PREPARED BY:**<br>**Wesley D. Turner**<br>**GULLETT, SANFORD, ROBINSON & MARTIN**<br>Third Floor<br>230 Fourth Avenue, North<br>P. O. Box 198888<br>Nashville, Tennessee 37219-8888<br>(615) 244-4994<br>BOX 44 | STATE OF TENNESSEE)<br>COUNTY OF DAVIDSON)<br><br>The actual consideration or value, whichever is greater for this transfer is $35,000.00.<br><br>Thomas A. Sass<br>**AFFIANT**<br><br>Subscribed and sworn to before me, this 15th day of February, 1995.<br><br>Notary Public<br><br>My Commission Expires: 5/23/98 |

| **Address New Owners As Follows:** | **Send Tax Bills To:** | **Map-Parcel Number:** |
|---|---|---|
| Thomas A. Sass and wife,<br>Shelia D. Sass<br>954 Draughon Ave.<br>Nashville, TN 37204 | SAME | Pt. of : 132-5-88 |

## WARRANTY DEED

**FOR AND IN CONSIDERATION** of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **JOE MILES AND WIFE, MARCIA P. MILES** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **THOMAS A. SASS AND WIFE, SHELIA D. SASS**, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 16, Section Two, Glendale Park, as of record in Book 1130, page 61, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Joe Miles by deed from Wallace Darden, Trustee, of record in Book 1473, page 144, Register's Office for Davidson County, Tennessee, also being a part of the property conveyed to Joe Miles and wife, Emily J. Miles by deed from Joe Miles, of record in Book 3616, page 503, Register's Office for said County. Joe Miles and Emily J. Miles having since died and Joe Miles being the sole heir.

This conveyance is made subject to:

1. 1995 taxes, a lien but not yet due and payable, which have been prorated and assumed by Grantees. By acceptance of delivery of this instrument, Grantees assume and agree

to pay such taxes as and when such become payable and to indemnify and hold harmless Grantor from liability and loss therefrom.

2. Matters shown on the Plan of record in Book 1130, page 61, Register's Office for said County.

This is improved property known as 4310 Lealand Ave. Nashville, TN 37205.

**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 they covenant with the said Grantees that they are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and further covenant and bind ourselves, our heirs and assigns, 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 person 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.

Marcia P. Miles, wife of Joe Miles, joins in the instruemtn solely for the purpose of conveying, and hereby does convey, and interest she may have in subject property.

**WITNESS** our hands this 15th day of February, 1995.

Joe Miles

Marcia P. Miles

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **JOE MILES AND WIFE, MARCIA P. MILES**, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

**WITNESS** my hand, at office, this 15th day of Feb, 1995.

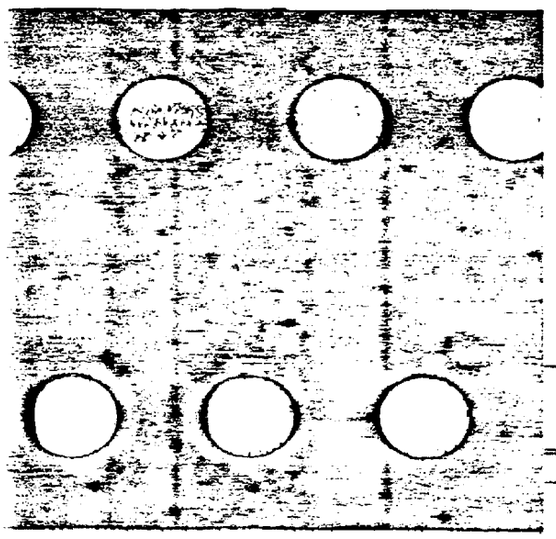
Notary Public

My Commission Expires: 5/23/98

34667
IDENTIF. & REFERENCE
95 FEB 16 AM 11:48
FELIX A. ... REGISTER
DAVIDSON COUNTY, TN.

2304 02/15 0101 03CHECK 138.50

0020606.01



**OFFICIAL RECEIPT**

**FELIX Z. WILSON, II**

**REGISTER OF DAVIDSON COUNTY**
**NASHVILLE, TENNESSEE**

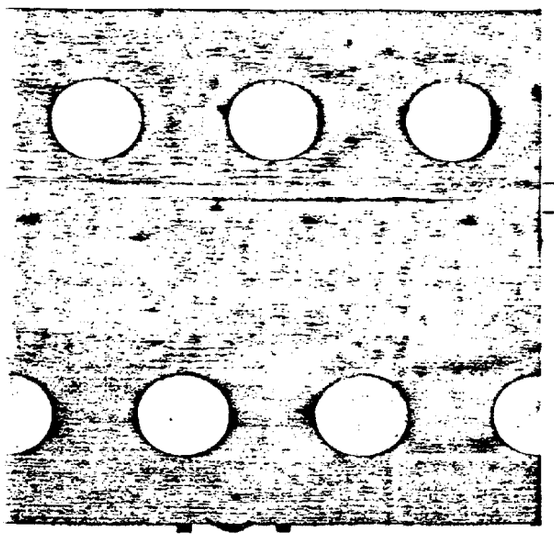
RECEIVED OF _____

FOR _____

BOOK 9596 PG 714

| | | |
|---|---|---|
| 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 | 35000.00 |
| CON TX | 129.50 |
| PRFEE | 1.00 |
| WDEED | 8.00 |
| TOTAL | 138.50 |
| CHECK | 138.50 |

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 9001 2304

95 FEB 16 AM 11:49

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

34667
IDENTIF. & REFERENCE

**No.** 882008