52

WARRANTY DEED

STATE OF TENNESSEE BOOK 10815 PG 404
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 45,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th DAY OF February 19 98

JUDY A. LEHMAN NOTARY PUBLIC LAR[illegible] WILLIAMSON COUNTY, TENN.

Notary Public

MY COMMISSION EXPIRES: 5-16-99
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Lehman Land Title, Inc., 5211 Maryland Way, Suite 1060, Brentwood, Tennessee 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Mary Miller (NAME)	Guaranty Trust Company (NAME)	81-6-355
2002 North 25th Avenue (ADDRESS)	640 Broadmor Blvd, Ste 100 (ADDRESS)	
Nashville, TN 37208 (CITY) (STATE) (ZIP)	Murfreesboro, TN 37129 (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, Herbert P. Miller and wife, Louise C. Miller

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Mary 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 part of Lot No. 17 on the map of Nichol Plan of record in Book 31, Page 603, Register's Office for Davidson County, Tennessee, and being shown as an unnumbered tract lying immediately west of Lot No. 36 on the unrecorded subdivision of the Conrad Santi property, as shown on the survey by Z.J. Wilkerson, dated October 1941, and described more particularly from a mortgage loan inspection by John Kohl & Company, P.C. Registered Land Surveyor TN No. 10, file No. W-51263-R, dated September 28, 1985, as follows.

SAID property fronts 63.59 feet, more or less, on the Northerly margin of Lacy Street, formerly Beck Spring Road, and runs back between parallel lines 150 feet with the easterly margin of 25th Avenue North, formerly Fox Lane or Sperry Road, to an alley in the rear.

Being the same property conveyed to Mary Miller by deed from Herbert P. Miller and Louise C. Miller of record in Book 9740, page 400, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations

unimproved ( )
This is improved (X) property, known as 2002 North 25th Avenue, Nashville, TN 37208
(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 our hand s this 26th day of February 19 98

Herbert P. Miller

Louise C. Miller

BOOK 10815 PG 405

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Herbert P. Miller and wife, Louise C. Miller

the bargainor s, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Brentwood, Tennessee, this 26th day of February AT, 19 98.

Commission expires 5-16-99

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 _____.

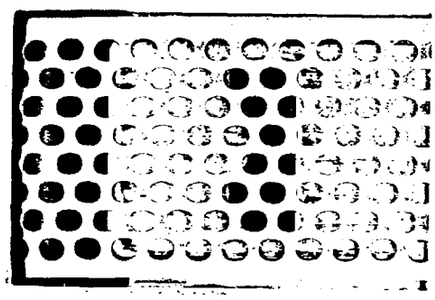
Witness my hand and official seal at office at _____ on this the _____ day of _____ 19_____.

My commission expires 5-16-99

Notary Public

0406307
RECEIVED & REFERENCE
98 MAR -2 AM 10:53

9369 03/02 0101 03CHECK 175.5



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

RECEIVED OF _____

FOR _____

BOOK 10815 PG 406

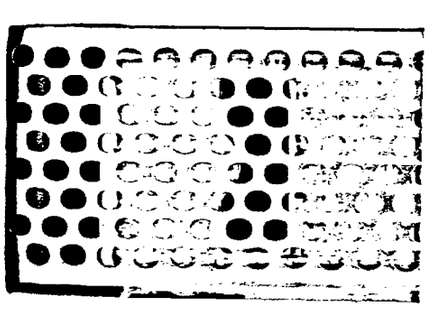
CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

AMT 45000.00
CON TX 166.50
PRFEE 1.00
[illegible]
CHECK 175.50

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

03/02/98 01 10:51 0001 9369



0406307
IDENTIF. # REFERENCE

98 MAR -2 AM 10:53

[illegible]

No. 1259817