This Instrument Was Prepared By
REAU E. FOLK, JR., Attorney
Stahlman Bldg., Nash.

WARRANTY DEED

TTC - 211401

BOOK 4358 PAGE 351

REAU E. FOLK, JR. FORM

MAP-PARCEL NUMBER(S)	NAME AND ADDRESS OF NEW OWNER(S)	SEND TAX BILLS TO
Map 146-8 Par. 49	Mr/Mrs. Bert Allan Nagy, Jr. same as below	J.I.Kislak Mtg.Corp.of Florida 1101 Brickell Avenue Miami, Florida 33131
FIELD BOOK NUMBER(S) 6D-20220	STREET ADDRESS OF SUBJECT PROPERTY (IF IMPROVED) 388 Blackman Road	LOAN OR ACCOUNT NO. 14179 PROPERTY IS [X] IMPROVED [ ] UNIMPROVED

EACH BOOK AND PAGE NUMBER REFERRED TO HEREIN, UNLESS OTHERWISE DESIGNATED, IS IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

For and in consideration of the sum of TEN DOLLARS ($10.00) and other good and valuable considerations, the receipt of all of which is hereby acknowledged

KIRBY H. MILGATE and wife, MARION H. MILGATE,

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto BERT ALLAN NAGY, JR. and wife, LYNDA ELLEN NAGY

hereinafter called the Grantee, his heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Lot No. 2 on the Plan of Elysian Meadows Addition Section 1, of record in Book 2854, page 7.

Said Lot No. 2 fronts 75 feet on the northerly side of Blackman Road and extends back between lines measuring 195.4 feet on the easterly line and 190.6 feet on the westerly line to a dead line measuring 75.2 feet thereon.

Being the same property conveyed to Kirby H. Milgate and wife, Marion H. Milgate, by deed from F. Murray Parker, Jr., and wife as of record in Book 4132, page 520.

This conveyance is made subject to restrictions as of record in Book 2811, page 455.

The said property is also described according to a survey dated July 12, 1969, by John Kohl, Surveyor, Nashville, Tennessee.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the Grantee, his heirs, successors and assigns, forever.

And the Grantor covenants with the Grantee that he is lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, except for 1969 Metro taxes, which have been prorated, and assumed by the Buyers.

The Grantor further covenants and binds himself, his heirs, successors and representatives to warrant and defend the title to the said land to the Grantee, his heirs, successors and assigns against the lawful claims of all persons.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

In witness whereof, the Grantor has hereunto set his hand (if a corporation, has caused its name to be signed hereto by its duly authorized officers) on this, the 14th day of August, 1969.

Marion H. Milgate
Marion H. Milgate

Kirby H. Milgate
Kirby H. Milgate

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BOOK 1358 PAGE 352

Before me, Reau E. Folk, Jr., a Notary Public in and for the State and County aforesaid, personally appeared the within named Kirby H. Milgate and wife, Marion H. Milgate the bargainor(s), with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this, the 14th day of August, 1969.

Reau E. Folk Jr.
Notary Public

My commission expires: July 26, 1970.

STATE OF _____
COUNTY OF _____

Before me, _____, a Notary Public in and for the State and County aforesaid, personally appeared the within named _____ the bargainor(s), with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained.

Witness my hand and official seal at _____, this, the _____ day of _____, 19____.

My commission expires: _____
Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 18,000.00

Bert Allan Nagy, Jr.
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th DAY OF August, 1969

MY COMMISSION EXPIRES: July 26, 1970 (AFFIX SEAL)

Reau E. Folk Jr.
Notary Public

WARRANTY DEED
REF:mas

FROM
KIRBY H. MILGATE and wife

TO
BERT ALLAN NAGY, JR.,

A 5 1 1 8 3

IDENTIF. REFERENCE

AUG 18 2 15 PM '69

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

G1	CONV	18,000.00			
G1	S'TAX		A*	46.80	
G1	PRTEE		A*	.50	
G1	WDEED		A*	3.00	* 50.30

REAU E. FOLK, JR., ATTY.
Nashville, Tennessee

File: Reau Folk

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, _____, a Notary Public in and for the State and County aforesaid, personally appeared _____ and _____, with whom I am personally acquainted, and who upon oath acknowledged _____ to be the _____ and _____, respectively, of _____, a corporation, the bargainor, and that _____, as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the said corporation by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at _____, Tennessee, this, the _____ day of _____, 19____.

My commission expires: _____
Notary Public