This Form furnished by Attorneys Title Company, Inc.

BOOK 4565 PAGE 137

Form No. WD-2

FROM

Steven Rearden Millspaugh and wife,
Judith Ann R. Millspaugh

TO

Lipscomb G. Harding and wife,
Ida Belle N. Harding

For draftsman's use

This Instrument was prepared by
Jno. B. Cobb, Jr., Attorney at Law
Stahlman Building, Nashville, Tenn.

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Lipscomb G. Harding (NAME)	Kimbrough Kavanaugh & Associates (NAME)	Map 108-2
2904 Elm Hill Pike (STREET ADDRESS OR ROUTE NUMBER)	Parkway Towers (STREET ADDRESS)	Par. 65
Nashville, Tennessee (CITY) (STATE) (P. O. ZIP)	Nashville, Tennessee 37219 (CITY) (STATE) (ZIP)	PW

(FOR REGISTER'S USE)

IDENTIF. REFERENCE

Dec 30 2 30 PM '71

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

B 4 3 0 5 4

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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

$ 16,519.22 /s/ Ida Belle N. Harding
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF December 19 71

/s/ Jo Carol Smith
Notary Public

MY COMMISSION EXPIRES: May 15, 1973

(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC

For and in Consideration of the sum of Ten and No/100 ---------- ($10.00) ---------- DOLLARS

Cash in hand paid and other good and valuable considerations, the receipt of which is hereby acknowledged, and in further consideration the grantees have assumed and agreed to pay the remaining unpaid balance of a certain note which is secured by a deed of trust executed by William Dale Burford and wife, Earlyn B. Burford, to Miller Kimbrough, Trustee, of record in Book 2571, page 495, Registers Office for Davidson County, Tennessee, reference to which said instrument is here made for a more particular description of said note and the terms and conditions of said deed of trust, the obligations of which are assumed by the said grantees,

We, Steven Rearden Millspaugh and wife, Judith Ann R. Millspaugh have bargained and sold, and by these presents do transfer and convey unto the said Lipscomb G. Harding and wife, Ida Belle N. Harding 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 Lot No. 54 on the Plan of Happy Acres, Subdivision, as of record in Book 2331, page 63, Register's Office for said County.

Said Lot No. 54 fronts 90.0 feet on the northerly margin of Elm Hill Pike and runs back between lines, measuring 198.3 feet on the westerly side and 202.3 feet on the easterly side to a dead line in the rear on which it measures 78.1 feet.

Being the same property conveyed to Steven Rearden Millspaugh, by deed from Warren Jackson Smith and wife, Bessie Lorraine Smith, of record in Book 3537, page 415, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to restrictive covenants of record in Book 2447, page 557, said Register's Office, and the Plan of record in Book 2331, page 63, said Register's Office, which shows an owner's certificate, certain setback lines and easements.

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This is (unimproved ( ) / improved (X)) property, known as 2904 Elm Hill Pike (House Number) (Street) Nashville, Tennessee P. O. Address: (City or Town) (Postal Zone)

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Lipscomb G. Harding and wife, Ida Belle N. Harding their heirs and assigns, forever.

And we do covenant with the said Lipscomb G. Harding and wife, Ida Belle N. Harding 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 except as set out herein.

And We, Steven Rearden Millspaugh and wife, Judith Ann R. Millspaugh do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Lipscomb G. Harding and wife, Ida Belle N. Harding, their heirs and assigns against the lawful claims of all persons whomsoever.

Witness our hand S this 29th day of December, 1971

Steven Rearden Millspaugh

Judith Ann R. Millspaugh

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Jo Ann Smith, a Notary Public in and for said County and State, the within named Steven Rearden Millspaugh and wife, Judith Ann R. Millspaugh

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 29th day of December, 19 71

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

Jo Ann Smith, Notary Public.

Commission expires May 15, 1973

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, DEC30 CONV 16,519.22, a Notary Public of the State and County aforesaid, personally appeared, DEC30 STAX A* 42.90 DEC30 PRFEE A* .50 with whom I am personally acquainted, and who upon oath, acknowledged A* 4.00 to be 47.40 of the

the within named bargainor, a corporation, and that he as such being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by self as

Witness my hand and seal, at office in

this day of, 19

, Notary Public.

Commission expires