D27556

BOOK 4640 PAGE 168

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Joe Barnes, Jr.	Same	78
(NAME)	(NAME)	Par 43
562 Rosedale		
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tenn.		
(CITY) (STATE) (ZIP CODE)	(CITY) (STATE) (ZIP CODE)	

WARRANTY DEED

For and in consideration of the sum of Ten and 00/100 ($10.00) DOLLARS

and other good and valuable consideration and the assumption and agreement by said grantees to pay the balance of an indebtedness owed to James M. Fischer, Jr., Trustee, in accordance with the terms of a Deed of Trust recorded in Book 4538, Page 589, Register's Office for Davidson County, Tennessee, we, Earl D. Milligan and wife, Joyce Milligan,

have bargained and sold, and by these presents do transfer and convey unto the said Joe Barnes, Jr., the GRANTEE, herein, his heirs and assigns, all our right, title, and interest, same being a one-half undivided interest, in and to

the GRANTEES herein, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in the Eighth Civil District of Davidson County, Tennessee, being a 7.11 acre tract according to a survey dated July 7, 1971, by L. C. Petty, Tennessee Registered Surveyor Number 55, and more fully described as follows:

Beginning at a point in the easterly margin of River Road; said point being 2598 feet as measured along the easterly margin of River Road in a northerly direction from the northwest corner of property conveyed to Horace B. DeMoss, a single man, of record in Book 4359, Page 401, Register's Office for Davidson County, Tennessee; thence North 17 degrees 15 minutes West 190 feet in the easterly margin of River Road to a steel post; thence North 71 degrees 24 minutes East 232 feet to a steel post; thence South 82 degrees 48 minutes East 1639 feet to a steel post; thence South 82 degrees 48 minutes East 70 feet, more or less, to the Cumberland River; thence South 5 degrees 35 minutes East 150 feet with the meanders of the Cumberland River to a point; thence North 83 degrees 58 minutes West 69 feet more or less to a steel post; thence North 83 degrees 58 minutes West 1562 feet to a steel post; thence South 75 degrees 34 minutes West 258 feet to the point of beginning.

Being the same property conveyed to Joe Barnes, Jr. and Earl D. Milligan, by deed from James M. Fischer, Jr., Trustee, of record in Book 4538, Page 593, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to restrictions and easements.

unimproved (X)
This is improved ( ) property, known as _____ River Road, Nashville, Te-nessee
(House Number) (Street)

(P. O. Address) (City or Town) (Zip Code)

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.

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.

Witness our hands this 22nd day of September, 19 72.

Earl D. Milligan

Joyce Milligan

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STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, Dianne H. McGowan, a Notary Public in and for said County and State, the within named Earl D. Milligan and wife, Joyce Milligan,

the bargainor , 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 22nd day of September, 1972.

My commission expires 3-10-75 Notary Public Dianne H. McGowan

STATE OF TENNESSEE
COUNTY OF

Before me, , a Notary Public within and for the State and County aforesaid, personally appeared with whom I am personally acquainted and who upon this oath acknowledged himself to be the of the the within named bargainor, a corporation, and that he as such being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation 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

STATE OF TENNESSEE
COUNTY OF

The actual consideration for this transfer or value of property (whichever is greater) is $4275.00
This is equal to or greater than the property would bring at a fair and voluntary sale.

Earl D. Milligan

Sworn to and subscribed before me
this 22nd day of September, 1972

My commission expires Notary Public J. Head
Dep Register

This instrument was prepared by:
Mail Harold E. Collins, Attorney, 802-51st Ave. No., Nashville, Tenn.
Name — Address

SEP 22 72 CONV *4,275.00
SEP 22 72 S'TAX A* 11.18
SEP 22 72 PRFEE A* .50
SEP 22 72 W'DEED A* 4.00 * 15.68

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WARRANTY DEED

FROM EARL D. MILLIGAN, ET UX

TO JOE BARNES, JR.

IDENTIF. REFERENCE

Sep 22 4 20 PH '72

FELIX Z. WILSON JR REGISTER
DAVIDSON COUNTY, TENN.

TENNESSEE TITLE COMPANY
Suite 2114 — Parkway Towers
404 James Robertson Parkway
NASHVILLE, TENNESSEE 37219