This instrument prepared by:
James R. Wyatt, Attorney
First American Center
Nashville, Tennessee

BOOK 5089 PAGE 28

110674-2

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Michael B. Milner et ux.	Fidelity Federal Savs. & Ln. Assn.	8D-53100
(NAME) 771 Greeley Drive	(NAME)	102-16
(STREET ADDRESS OR ROUTE NUMBER) Nashville, Tennessee	(STREET ADDRESS)	33 NW
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of Ten and no/100 ($10.00) Dollars,

cash in hand paid by Michael B. Milner and wife, Jane S. Milner, and other good and valuable considerations accepted as cash, the receipt of all of which is hereby acknowledged,

MAR 25 76 CONV 69,000.00
MAR 25 76 S'TAX B* 179.40
MAR 25 76 PR'FEE B* .50
MAR 25 76 W'DEED B* 4.00 * 183.90

We, J. M. Van Sicklen and wife, Janet L. Van Sicklen,

have this day bargained and sold, and do hereby transfer and convey unto the said Michael B. Milner and wife, Jane S. Milner, their (successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Being Lot No. 245 on the Plan of Hillwood Estates, Section 10, of record in Book 2331, pages 95 and 96, Register's Office for Davdison County, Tennessee, described as follows:
Beginning at a point in the westerly margin of Greeley Drive at the corner of Lots Nos. 245 and 246; thence with the line between said lots, westerly 254.4 feet to a point, a corner of lot No. 244; thence with the line between lots Nos. 244 and 245, northerly 211.4 feet to a point in the southerly margin of Starlit Road; thence with the margin of said Road in an easterly direction 179.3 feet to the beginning of a curve; thence around said curve, southeasterly 38.02 feet to the west margin of Greeley Drive; thence with the margin of the same, southerly 130.8 feet to the point of beginning.
Being the same property conveyed to J. M. Van Sicklen and wife, Janet L. Van Sicklen, by deed from William W. Eskridge and wife, of record in book 4748, page 638, said Register's Office.

This conveyance is made subject to anchor easement 2.5 x 20 feet on Greeley Drive at the concrete monument near Starlit Road, anchor easement 2.5 x 20 feet on Greeley Drive at the southeast corner, a 60-foot setback line from Starlit Road, a 90-foot setback line from Greeley Drive, and conditions of owners certificate, as shown on plan of record in book 2331, pages 95 and 96, said Register's Office; and to *

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $69000.00

Subscribed and sworn to before me, this the 19 day of March 19 76

Affiant Michael B. Milner

My commission expired My Commission Expires Dec. 11, 1978 (Affix Seal)

Notary Public Samuel E. Jackson

*restrictive covenants of record in book 2640, page 274, said Register's Office.

This is improved (X) unimproved ( ) property, known as 771 Greeley Drive, Nashville, Tennessee (House Number) (Street) P. O. Address: City or Town

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said Michael B. Milner and wife, Jane S. Milner, their (successors), heirs and assigns forever. We covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except for 1976 taxes which are prorated and assumed by the grantees.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Michael B. Milner and wife, Jane S. Milner, their (successors), heirs and assigns, against the lawful claims of all persons.

Witness our hand this 19th day of March, 19 76, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

SAMUEL E. JACKSON NOTARY PUBLIC DAVIDSON COUNTY

J. M. Van Sicklen

Janet L. Van Sicklen

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Samuel E. Jackson, a Notary Public in and for said County and State, J. M. Van Sicklen and wife, Janet L. Van Sicklen,

the within named 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 19 day of March, 19 76.

Samuel E. Jackson Notary Public

My Commission Expires Dec. 11, 1978
Commission expires

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Before me, , a Notary Public of the State and County aforesaid, personally appeared , with whom I am personally acquainted, and who, upon oath, acknowledged self to be 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

110674-2

WARRANTY DEED

FROM J. M. Van Sicklen et ux.

TO Michael B. Milner et ux.

D 4 1 7 7 8

IDENTIFICATION REFERENCE

MAR 25 3 02 PM '76

FELIX [illegible] REGISTER
DAVIDSON COUNTY, TENN.

FIDELITY FEDERAL SAVINGS & LOAN ASSOCIATION OF NASHVILLE

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First Floor — First American Center
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