BOOK 5040 PAGE 785

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 52,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF June 19 76.

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Larry L. Westbrook (NAME) P. O. Box 15324 Nashville, Tennessee 37215 (ADDRESS)

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Judy E. Briggs (NAME)	Fidelity Federal Savings & Loan (NAME)	117-4
1708 Cedar Lane (STREET ADDRESS OR ROUTE NUMBER)	401 Union Street (STREET ADDRESS)	24W-13860
Nashville, Tennessee 37212 (CITY) (STATE) (P. O. ZIP)	Nashville, TN. 37219 (CITY) (STATE) (ZIP)	R41

FOR AND IN 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, Dennis Milnar and wife, Constance J. Milnar

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Judy E. Briggs

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 Lot No. 82 on the Plan of Belmont Terrace, as of record in Book 421, Page 101, Register's Office for said County, described as follows:

Beginning at a point in the northerly margin of Cedar Lane at the southwest corner of Lot No. 83 on said Plan; running thence along the northerly margin of said Lane 53.4 feet to the beginning of a curve at the intersection of Cedar Lane with Brightwood Avenue, thence along said curve 22.4 feet to a point in the easterly margin of Brightwood Avenue; thence with the easterly margin of said avenue; northerly 142 feet to the southerly margin of an alley; thence with the southerly margin of said alley, easterly 80.1 feet to the northwest corner of said Lot No. 83; thence with the line between Lots Nos. 82 and 83 southerly 160 feet to the point of beginning.

Being the same property conveyed to Dennis Milnar and wife, Constance J. Milnar, by deed from Dorothy Draughon, of record in Book 4409, Page 364, Register's Office for said County.

This is unimproved ( ) improved (X) property, known as 1708 Cedar Lane, Nashville, Tennessee 37212 (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 29th day of June, 19 76

RECORDER'S NOTE(S)
Legibility of Writing, Typing or Printing in This Document Unsatisfactory When Received.

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STATE OF TENNESSEE
Davidson County

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Dennis Milnar and Constance J. Milnar

the bargainorS, 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 June 19 76

Commission expires _____

_____
Notary Public

STATE OF TENNESSEE
Davidson County

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 (his oath / their several oaths) acknowledged (himself / themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he / they) as such _____ and _____, 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 _____, 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 _____

_____
Notary Public

WARRANTY DEED

FROM

Dennis Milnar, et ux

TO

Judy E. Briggs

D 56291

IDENTIFICATION REFERENCE

JUN 30 3 01 PM '76

FEE _____ REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

JUN 30 76	CONV	52,500.00			
JUN 30 76	S'TAX		B*	136.50	
JUN 30 76	PR'FEE		B*	.50	
JUN 30 76	W'DEED		B*	4.00	* 141.00