Prepared by Rick M. Johnson
95 White Bridge Rd. Suite 407
Nashville, Tennessee 37205

BOOK 5049 PAGE 219

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Howard Litchford (NAME)	Dobson & Johnson (NAME)	134-13-112
4817 Linbar Drive (STREET ADDRESS OR ROUTE NUMBER)	311 Plus Park Blvd (STREET ADDRESS)	5DU 11138
Nashville, Tennessee (CITY) (P. O. ZONE) (STATE)	Nashville, Tennessee (CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 DOLLARS ($10.00) *Dollars,*

Cash in hand paid by the hereinafter named grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, including the assumption by the grantees of a Deed of Trust of record in Book 4787, page 257, Register's Office for Davidson County, Tennessee, in the original sum of $26,000.00, payable to Dobson and Johnson, Inc., of Nashville.

We, Dennis P. Milnar and wife, Constance J. Milnar

have this day bargained and sold, and do hereby transfer and convey unto the said Howard Litchford and wife, Peggy L. Litchford

their *(successors), heirs and assigns,*

certain real estate in Davidson County, Tennessee, as follows:

Being Lot No. 198 on the Plan of Kenilworth Estates, Section IV, as of record in Book 3300, pages 34, 35, & 36, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for more detailed description.

Said Lot No. 198 fronts 70.6 feet on the westerly side of Linbar Drive and extends back 167.8 feet on the northerly line and 137.2 feet on the southerly line to a dead line, which is broken line, measuring 74 feet thereon.

Being the same property conveyed to Dennis P. Milnar and wife, Constance J. Milnar, by deed from Everett M. Sanders and wife, Bobbie V. Sanders, as of record in Book 4834, page 870, Register's Office for Davidson County, Tennessee.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $31,900.00

Subscribed and sworn to before me, this the 23rd day of July, 19 76

Affiant

My commission expires: 7-30-79
(Affix Seal)

Notary Public

This is unimproved ( ) improved (X) property, known as 4817 Linbar Drive, Nashville, Tennessee 37211
(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 Howard Litchford and wife, Peggy L. Litchford 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.*

We *further covenant and bind* ourselves; our *heirs and representatives, to warrant and forever defend the title to said real estate to said* Howard Litchford and wife, Peggy L. Litchford their *(successors), heirs and assigns, against the lawful claims of all persons.*

Witness Our hand S this 23rd day of July, 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.*

Dennis P. Milnar

Constance J. Milnar

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, The Undersigned BOOK 5049 PAGE 220 a Notary Public in and for said County and State,

Dennis P. Milnar and wife, Constance J. Milnar

the within named 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, Davidson County, Tennessee this 23 day of July, 19 76

Peter E. Lynch
Notary Public

Commission expires ~~7-10-79~~ 3-9-1977

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 March 9, 1977

JUL23'76	CONV	31,900.00			
JUL23'76 S'TAX			B*	82.94	
JUL23'76 PR'FEE			B*	.50	
JUL23'76	W'DEED		B*	4.00	* 87.44

WARRANTY DEED

FROM

MILNAR, ET UX

TO

LITCHFORD, ET UX

D 59963

IDENTIF. REFERENCE

JUL 23 4 19 PH '76

REGISTER
DAVIDSON COUNTY, TENN.

Compliments of

Chicago Title Insurance Company
First Floor — First American Center
Phone 255-4631
NASHVILLE, TENNESSEE 37238