THIS INSTRUMENT PREPARED BY:

David B. Herbert

DAVID B. HERBERT
ATTORNEY

BOOK 5031 PAGE 153

WARRANTY DEED

REAU E. FOLK, JR. FORM

MAP, PARCEL NUMBER(S)	NAME AND ADDRESS OF NEW OWNER(S)	SEND TAX BILLS TO
102-13-4-1	Mr/ N. Douglas Milligan	Mortgage Corp. of the South P. O. Box 10726 Birmingham, Alabama 35202
FIELD BOOK NUMBER(S) 8D-6300	STREET ADDRESS OF SUBJECT PROPERTY (IF IMPROVED) 1024 Rodney Drive	LOAN OR ACCOUNT NO. PROPERTY IS ☐ IMPROVED ☐ UNIMPROVED

EACH BOOK AND PAGE NUMBER REFERRED TO HEREIN, UNLESS OTHERWISE DESIGNATED, IS IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

For and in consideration of the sum of TEN DOLLARS ($10.00) and other good and valuable considerations, the receipt of which is hereby acknowledged,

SAM STEPHENS and wife, CATHERINE STEPHENS, AND
WARREN SEXTON and wife, RUBY E. SEXTON

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto N. DOUGLAS MILLIGAN, unmarried

hereinafter called the Grantee, his heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being part of Lot No. 27 on the Plan of Brookmeade Addition, Section II, as of record in Book 2663, page 59, described as follows:

BECINNING at a point in the southerly margin of Hapwood Drive, being the common corner of Lots Nos. 26 and 27 of said subdivision; thence with the boundary line between Lots Nos. 26 and 27, southerly 126.1 feet to a point; thence south 58 degrees 46 minutes 19 seconds west 202.9 feet along the right of way of the Interstate Highway to a point; thence in a northerly direction 151.2 feet, along the easterly margin of Rodney Drive to a concrete monument, the beginning of a curve; thence 39 feet around said curve to a concrete monument; thence in an easterly direction along the southerly margin of Hapwood Drive 132.9 feet to the point of beginning.

Being the same property conveyed to Sam Stephens and wife, Catherine Stephens and Warren Sexton and wife, Ruby E. Sexton, by deed from John B. Downey and wife, as of record in Book 3373, page 369.

This conveyance is made subject to restrictions of record in Book 2797, page 95.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the Grantee, his heirs, successors and assigns, forever.

And the Grantor covenants with the Grantee that he is lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered.

The Grantor further covenants and binds himself, his heirs, successors and representatives to warrant and defend the title to the said land to the Grantee, his heirs, successors and assigns against the lawful claims of all persons.

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.

In witness whereof, the Grantor has hereunto set his hand (if a corporation, has caused its name to be signed hereto by its duly authorized officers) on this, the 18th day of October, 19 76

Sam Stephens

Catherine Stephens

Warren Sexton

Ruby E. Sexton

BOOK 5081 PAGE 160

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, Douglas A. Brace, a Notary Public in and for the State and County aforesaid, personally appeared the within named Catherine Stephens and Warren Sexton and wife, Ruby E. Sexton 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, the 19 day of October, 1976.

My commission expires: 4-23-78

Douglas A. Brace
Notary Public

NOTARY PUBLIC DAVIDSON COUNTY TN

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, Edwin A. Gross, a Notary Public in and for the State and County aforesaid, personally appeared the within named Sam Stephens the bargainor(s), with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this, the 18th day of October, 1976.

My commission expires: Feb. 6th 1980

Edwin A. Gross
Notary Public

NOTARY PUBLIC DAVIDSON COUNTY TN

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

$37,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19th DAY OF October 1976

MY COMMISSION EXPIRES: 4-23-78 (AFFIX SEAL) Notary Public

NOTARY PUBLIC DAVIDSON COUNTY TN

WARRANTY DEED
DBH:mas

FROM
SAM STEPHENS AND WIFE, ET AL

TO
N. DOUGLAS MILLIGAN

D 73892

IDENTIF. REFERENCE

Oct 22 3 51 PM '76

FEE REGISTER
DAVIDSON COUNTY, TENN.

Return to:
ORTALE, KELLEY, HERBERT & CRAWFORD
23rd Flr, L & C Tower
Nashville, Tennessee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, _____, a Notary Public in and for the State and County aforesaid, personally appeared _____ and _____, with whom I am personally acquainted, and who upon oath acknowledged _____ to be the _____ and _____, respectively, of _____, a corporation, the bargainor, and that _____, as such _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the said corporation by the said _____ as such _____, and attesting the same by the said _____ as such _____.

OCT22'76 CONV
OCT22'76 STAX B* 96.20
OCT22'76 PR'FEE B* .50
OCT22'76 MDEED B* 4.00 * 100.70

Witness my hand and official seal at _____, Tennessee, this, the _____ day of _____, 19___.

My commission expires: _____

Notary Public