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FORM NO. WD-1

PREPARED BY:
A. BRADEN FLOYD, JR. ATTY.
338 WHITE BRIDGE ROAD
NASHVILLE, TN 37209

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $36,977.55

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 24 DAY OF February, 1977

Notary Public

MY COMMISSION EXPIRES: 5-23-77

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Edwin A. Groves, et ux (NAME)	Mortggge Corporation of So. (NAME)	102 - 13
7455 Stacey Dr., (STREET ADDRESS OR ROUTE NUMBER)	P. O. Box 10726 (STREET ADDRESS)	4 - 1
Nashville, Tenn. (CITY) (STATE) (P. O. ZIP)	Beirmingham, Ala. 35202 (CITY) (STATE) (ZIP)	

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, N. Douglas Milligan and wife, Connie W. Milligan

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Edwin A. Groves and wife, Linda J. Groves

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:

BEING part of Lot No. 27 on the Plan of Brookmeade Addition, Section II, as of record in Book 2663, page 59, said Register's Office, described as follows:

BEGINNING 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 deg. 46' 19" 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 N. Douglas Milligan, by deed from Sam Stephens and wife, Catherine Stephens, and Warren Sexton and wife, Ruby E. Sexton, of record in Book 5081, page 159, Register's Office for Davidson County, Tennessee.

THE grantees herein assume and agree to pay the unpaid balance of a mortgage secured by the herein described property to Mortgage Corp. of theSouth.

This is unimproved ( ) improved (XX) property, known as 1024 Rodney, Dr., Nashville, Tennessee
(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 24th day of February, 19 77

N. Douglas Milligan

Connie W. Milligan

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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 N. Douglas Milligan and wife, Connie W. Milligan

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 24th day of February, 1977

Commission expires 5-23-77

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 (their several oaths) (his oath) acknowledged (themselves) (himself) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (they) (he) 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
N. DOUGLAS MILLIGAN, ET UX

TO
EDWIN A. GROVES, ET UX

D 90923

IDENTIFICATION REFERENCE

FEB 25 11 16 AM '77

REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

FEB25R	CONV	36,977.55			
FEB25R	STAX		B*	96.20	
FEB25R	PRFEE		B*	.50	
FEB25R	MTGFD		B*	4.00	* 100.70