BOOK 5118 PAGE 533

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 $30,000.00

N. Douglas Milligan
Affiant

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

Notary Public

MY COMMISSION EXPIRES: 5-23-76
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
N. Douglas Milligan (NAME)	Home Fed. Sav. & Ln. Assn. (NAME)	128 - 11
521 Holt Valley, Rd., (STREET ADDRESS OR ROUTE NUMBER)	230 Fourth Ave., No. (STREET ADDRESS)	32
Nashville, Tenn. (CITY) (STATE) (P. O. ZIP)	Nashville, Tn. (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, Edwin A. Groves and wife, Linda J. Groves

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO N. Douglas Milligan and wife, Connie W. Milligan

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 Lot No. 10 on the Plan of Holt Meadows, as of record in Book 4300, page 174, Register's Office for said County, to which plan reference is made for a more complete description of said lot.

BEING the same property conveyed to Edwin A. Groves and wife, Linda J. Groves by deed from Charles Larry Stanfill and wife, Linda A. Stanfill, of record in Book 4965, page 997, Register's Office for Davidson County, Tennessee.

THE grantees herein assume and agree to pay the unpaid balance of a mortgage to Home Federal Savings and Loan Association, Nashville, Tennessee, secured by the herein described property.

This is improved XXX unimproved ( ) property, known as 521 Holt Valley, Rd., 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, 1977

Edwin A. Groves

Linda J. Groves

STATE OF TENNESSEE
Davidson County

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Edwin A. Groves and wife, Linda J. Groves

the 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 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 (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 EDWIN A GROVES, ET UX

TO N. DOUGLAS MILLIGAN, ET UX

D 90924

IDENTIF. REFERENCE

FEB 25 11 17 AM '77

REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

FEB25'77	CONV	30,000.00			
FEB25'77	S'TAX		B*	78.00	
FEB25'77	PR'FEE		B*	.50	
FEB25'77	DEED		B*	4.00	* 82.50