SEND TAX BILLS TO: Beeper

JAMES H. MILBY
5323 Lancelot Rd
Brentwood, TN 37027

BOOK 5167 PAGE 921

Map 159 Par. 28

TRUSTEE'S DEED

KNOW ALL MEN BY THESE PRESENTS: That I, ERNEST R. DIKE, JR., the duly appointed successor Trustee of the Testamentary Trust established by the Last Will and Testament of Dorothy Dike Elliott, for and in consideration of the sum of $30,000.00 cash in hand paid, receipt of which is hereby acknowledged, have this day bargained and sold and do by these presents sell, alien, transfer and convey unto JAMES H. MILBY and wife, OLIVE MILBY, that certain tract or parcel of land more particularly bounded and described as follows:

Lying and being situated in Davidson County, Tennessee:

BEGINNING at an iron pin in the northerly right-of-way of Old Hickory Boulevard at the southwest corner of Lot 2 and the southeast corner of Lot 1 of the F. F. Elliott Subdivision, a plat of which appears of record in Book 4885, page 168 in the Register's Office of Davidson County, Tennessee, runs thence north 14 degrees 54 minutes East 435.6 feet to an iron pin; thence north 75 degrees 06 minutes West 239.2 feet to an iron pin on the easterly line of Henry Z. Lipscomb Estate; thence north 36 degrees 00 minutes East 425.1 feet to an iron pin on the southerly line of property belonging to T. C. Summers as recorded in Book 4855, Page 160, in the Register's Office of Davidson County, Tennessee; thence south 79 degrees 48 minutes East 361.0 feet to an iron pin marking the northeast corner of said Lot 2 and the northwest corner of property belonging to William A. Darden as recorded in Book 4187, Page 357, Register's Office of Davidson County, Tennessee; thence south 15 degrees 00 minutes West 862.8 feet on a fence post on said northerly right-of-way of Old Hickory Boulevard; thence along the northerly right-of-way of Old Hickory Boulevard north 75 degrees 06 minutes west 274.4 feet to the point of beginning, containing 6.82 acres, more or less. Being all of Lot 2 of the Subdivision of the F. F. Elliott property, platted as aforesaid.

Being a portion of the real estate conveyed to Franklin F. Elliott and wife, Dorothy D. Elliott, by Robert W. Smith by Deed of record in Book 2541, Page 247 in the Register's Office of Davidson County, Tennessee. The said Franklin F. Elliott died in 1969, survived by his wife Dorothy D. Elliott. The said Dorothy D. Elliott died in Davidson County, Tennessee on November 2, 1973, and by her Will which appears of record in Will Book 108, Page 574 in the County Court Clerk's Office of Davidson County, Tennessee, she devised said real estate to her testamentary Trustee until such time as her son, Charles Richard Elliott, attained the age of 25 years. The said Charles Richard Elliott has not attained the age of 25 years and by Order of the Probate Court of Davidson County, Tennessee, dated July 31, 1975, Ernest R. Dike, Jr. was duly constituted as successor Trustee

THIS INSTRUMENT PREPARED BY:
BARRETT, KNIFFEN, RAY & ARTHUR
9th Fl. Third National Bank Bldg.
Nashville, Tennessee 37219

with all of the powers and authority of the Trustee originally named.

This conveyance is made subject to the Mayfield family graveyard, which is mentioned in the deed from John H. Mayfield, Et Al, to Gideon P. Wade and wife of record in Book 1086, page 688, Register's Office for Davidson County, Tennessee, with right of ingress and egress thereto.

This conveyance is also made subject to restrictions contained in an instrument executed by H. T. Vance, Sr., Attorney-in-fact, for John H. McCann and wife, Hazel H. McCann, dated February 14, 1950, filed for record February 14, 1950, in Book 1788, page 407, Register's Office, for said County.

TO HAVE AND TO HOLD said above described real estate unto them, the said JAMES H. MILBY and wife, OLIVE MILBY, their heirs and assigns forever.

As Trustee, I covenant that I am lawfully seized and possessed of said real estate and have a good and perfect right to sell and convey the same; that it is free and unencumbered and that I, as Trustee, and binding the Estate of Dorothy D. Elliott, deceased, her heirs and devisees, will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

WITNESS MY HAND, this the 6TH day of July, 1977.

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR TRUE VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 50.000

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6th DAY OF July, 1977

Deputy Register

ERNEST R. DIKE, JR.
TRUSTEE OF THE TESTAMENTARY TRUST
OF DOROTHY DIKE ELLIOTT, DECEASED

RECEIVED FOR RECORD AND RECORDED IN DAVIDSON COUNTY, TENNESSEE
JUL 6 4 06 PM 1977
REGISTER

E 12986

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Before me, the undersigned authority, A Notary Public in and for said State and County, duly appointed, commissioned sworn and acting, personally appeared before me, the within named bargainor, ERNEST R. DIKE, JR, TRUSTEE OF THE TESTAMENTARY TRUST OF DOROTHY DIKE ELLIOTT, DECEASED, 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 Office in said State and County, this the 6th day of July, 1977.

JAMES R. KNIFFEN, NOTARY PUBLIC, STATE OF TENNESSEE, DAVIDSON COUNTY

NOTARY PUBLIC

My Commission Expires: 12-15-78

JUL-6F CONV 50,000.00
JUL-6F REGTAX 3* 75.00
JUL-6F RECFEE 3* .50
JUL-6F DEED 3* 4.00 * 92.50