BOOK 5253 PAGE 340

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 40,000.00

Wirt L. Piper Jr.
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 15th DAY OF February, 1978.

Notary Public

MY COMMISSION EXPIRES: 8-3-80
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Mail → Tom G. Coleman, Jr., Atty., 1702 Parkway Towers, Nashville, Tennessee
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Wirt L. Piper, Trustee (NAME)	New Owner (NAME)	Map 96-5
Tulip Grove Road (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Par 22
Hermitage, Tenn. 37076 (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	3DZ-17235

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, John R. McMillen and wife, Bettie J. McMillen

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Wirt L. Piper, Trustee with full power to mortgage, sell, transfer and convey without the joinder of any person or beneficiary,

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:

Land in Davidson County, Tennessee, being Part of Lot No. 87 on the Map of Bluefields, as of record in Book 843, Page 34, Register's Office for said County, and being Lot No. 17 on the Map of the Resubdivision of Lots No. 86, 87 and 88 and other lots in Bluefields, according to a survey made by Z. J. Wilkinson, Surveyor, April 6, 1940, not of record, and described as follows:

Beginning at a point in the southerly margin of Cumberland Circle, 14 feet East of the original corner of Lots 87 and 88; thence with the line between Lots 17 and 18, southerly 320 feet to a point in the North line of a 2 foot reserved strip running along the rear line of said lots Nos. 87 and 88; thence easterly 100 feet to a point at the corner of Lots 16 and 17 of said Resubdivision; thence with the line between said lots northerly 325 feet, more or less, to the southerly margin of Cumberland Circle; thence with the margin of the same westerly 78 feet to the beginning.

Being the same property conveyed to John R. McMillen and wife, Bettie J. McMillen, by deed from Emma Crain Malone, of record in Book 5241, Page 720, Register's OFfice for Davidson County, Tennessee.

It is agreed and understood that the above named Grantees assume and agree to pay the remaining unpaid balance of a vendor's lien of record in Book 5241, Page 720, said Register's Office.

This instrument is made subject to restrictive covenants of record in Book 737, Page 258; Book 1118, Page 329, said Register's Office, and to all applicable local government planning, building and zoning regulations.

This is { unimproved / improved } property, known as 260 Cumberland Circle 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 15th day of February, 1978

John R McMillen Bettie J. McMillen

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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 John R. McMillen and wife, Bettie J. McMillen

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 15th day of February 19 78

Commission expires 8-3-80

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

E 50829

WARRANTY DEED

FROM John R. McMillen, et ux

TO Wirt L. Piper, Trustee

IDENTIF. REFERENCE

FEB 16 9 18 AM '78

FELIX Z. WILSON JR REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

FEB16 78	CONV	40,000.00			
FEB16 78	S'TAX		B*	104.00	
FEB16 78	PR'FEE		B*	.50	
FEB16 78	W'DEED		B*	4.00	* 108.50