This instrument prepared by:
Waller Lansden Dortch & Davis
2100 One Commerce Place
Nashville, Tennessee 37239

BOOK 5397 PAGE 119

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO	MAP PARCEL NUMBERS
Robert E. Mallard, et ux.	First Tenn. Bank	8D-53100
(NAME)	(NAME)	
771 Greeley Drive	P.O. Box 474	102-16
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	PAR. 33
Nashville, Tennessee	Memphis, TN 38101	
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of Ten and No/100 ---------- ($10.00) ---------- *Dollars,*

cash in hand paid by Robert E. Mallard and wife, Marcia L. Mallard, and other good and valuable considerations accepted as cash, the receipt of all of which is hereby acknowledged,

We, Michael B. Milner and wife, Jane S. Milner,

have this day bargained and sold, and do hereby transfer and convey unto the said Robert E. Mallard and wife, Marcia L. Mallard, their *(successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:*

Being Lot No. 245 on the Plan of Hillwood Estates, Section 10, of record in Book 2331, pages 95 and 96, Register's Office for Davidson County, Tennessee, described as follows:

Beginning at a point in the westerly margin of Greeley Drive at the corner of Lots Nos. 245 and 246; thence with the line between said lots, westerly 254.4 feet to a point, a corner of lot No. 244; thence with the line between lots Nos. 244 and 245, northerly 211.4 feet to a point in the southerly margin of Starlit Road; thence with the margin of said Road in an easterly direction 179.3 feet to the beginning of a curve; thence around said curve, southeasterly 38.02 feet to the west margin of Greeley Drive; thence with the margin of the same, southerly 130.8 feet to the point of beginning.

Being the same property conveyed to Michael B. Milner and wife, Jane S. Milner, by deed from J. M. Van Sicklen and wife, Janet L. Van Sicklen, of record in Book 5009, page 28, said Register's Office.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 10,000.00

Subscribed and sworn to before me, this the 16th day of February, 19 79

Affiant

My commission expires: (Affix Seal)

Notary Public

This is improved ( ) unimproved (X) property, known as 771 Greeley Drive, Nashville, Tennessee
(House Number) (Street) P. O. Address: (City or Town

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said Robert E. Mallard and wife, Marcia L. Mallard, their *(successors), heirs and assigns forever.* We *covenant that* we are *lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered,* except for covenants, restrictions and easements of record and 1978 taxes due and payable but not yet delinquent.

We *further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to said real estate to said* Robert E. Mallard and wife, Marcia L. Mallard, their *(successors), heirs and assigns, against the lawful claims of all persons.*

Witness our hands this 14 day of February, 1979, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

X Michael B. Milner

X Jane S. Milner

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STATE OF TENNESSEE }
COUNTY OF ~~DAVIDSON~~ KNOX }

Personally appeared before me, Ruby L Mallicoat, *a Notary Public in and for said County and State,* Michael B. Milner and wife, Jane S. Milner,

*the within named 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 Knoxville, Knox, Tennessee
this 14 *day of* February, *19*79

Ruby L Mallicoat
Notary Public

Commission expires 4/20/82

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Before me, ..., *a Notary Public of the State and County aforesaid, personally appeared* ....., *with whom I am personally acquainted, and who, upon oath, acknowledged* .....*self to be* ....*of the* ....., *the within named bargainor, a corporation, and that* .....*he as such* ....., *being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by* .....*self as* ..... .

Witness my hand and seal, at office in ....., *this* .....*day of* ....., *19*.....

..... *Notary Public*

Commission expires .....

41.50 PAID P20.50- CHECK

CHICAGO TITLE INS. CO.
FIRST AMERICAN CENTER
NASHVILLE, TENN. 37238

WARRANTY DEED 335740

FROM
Michael B. Milner, et ux.
TO
Robert E. Mallard, et ux.

F. 1. 4 9 8 9

IDENTIF. REFERENCE

FEB 21 9 57 AM '79

FELIX A. KONIZ REGISTER
DAVIDSON COUNTY, TENN.

Compliments of
Chicago Title Insurance Company
First Floor — First American Center
Phone 255-4631
NASHVILLE, TENNESSEE 37238