2470 04/09 208.00- CHECK

BOOK 5588 PAGE 664

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 77,500.00

James Melvin Gotto
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8TH DAY OF APRIL, 19 80

Notary Public: W. K. Georgas, Jr.

MY COMMISSION EXPIRES: April 17, 1983

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
David E. Mead, Attorney 101 Cumberland Ave., Suite 101 Madison, Tenn. 37115
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James Melvin Gotto (NAME)	Third National Mortgage Company (NAME)	MAP 98
Route 1 5108 John Hager Road (STREET ADDRESS OR ROUTE NUMBER)	P.O. Box 2628 (STREET ADDRESS)	PAR 38.7
Hermitage, TN 37076 (CITY) (STATE) (P. O. ZIP)	Nasville, Tennessee 37219 (CITY) (STATE) (ZIP)	4D-15235

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, Steven R. Millspaugh and Judith Ann Millspaugh

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO James Melvin Gotto and wife Carol B. Gotto

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 lying and being in the 4th Civil District of Davidson County, Tennessee, and described according to an unrecorded survey prepared by R. L. Montoya, Land Surveyor, of Hendersonville, Tennessee, dated on April 2, 1980, with reference notes to Book 3809, Page 690, RODCTN, as follows: BEGINNING at a point in the northerly margin of John Hager Road, said point being the southwest corner of the tract herein conveyed, which is Tract No. 9, and the southeast corner of Tract No. 8, which is the same property conveyed to JOHNSTON of record in Book 3678, Page 294, RODCTN; thence, N 2 degrees 30' E 813.6 feet to an iron pin; thence, S 85 degrees 10' E 150.4 feet to an iron pin; thence, S 2 degrees 30' W 801.0 feet to an iron pin in the northerly margin of John Hager Road; thence, in a westerly direction, with the northerly margin of John Hager Road, 150.2 feet to the point of beginning and containing 2.8 acres, more or less.

Being the same property conveyed to the within named Grantors by deed of record in Book 3809, Page 690, RODCTN.

This conveyance is subject to a TVA easement of record in Book 1255, Page 347, RODCTN; and to the restriction that any residence constructed upon said property must contain at least 600 square feet of livable floor area.

THIS conveyance is subject to any and all existing restrictions and easements of record.

This is unimproved ( ) improved (XX) property, known as 5108 John Hager Road (House Number) (Street) Hermitage, TN 37076 (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 this 8TH day of APRIL, 19 80

Steven R. Millspaugh Steven R. Millspaugh

Judith Ann Millspaugh Judith Ann Millspaugh

BOOK 5588 PAGE 665

STATE OF TENNESSEE
Davidson County

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Steven R. Millspaugh and Judith Ann Millspaugh,

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 Madison, Tennessee, this 7TH day of APRIL, 19 80.

Commission expires April 17, 1983

W.K. Georgas, Jr. Notary Public

NOTARY PUBLIC AT LARGE STATE OF TENN.

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
Steven R. Millspaugh

TO
James Melvin Gotto

Return to:
American Escrow Company, Inc.
Cumberland Building, Suite 209
101 Cumberland Avenue
Madison, Tenn. 37115

F 84264

IDENTIF. REFERENCE

APR 9 10 08 AM '80

FELIX [illegible] REGISTER
DAVIDSON COUNTY, TENN.

American Escrow Company, Inc.
Suite 209 Cumberland Bldg.
101 Cumberland Avenue
Madison, Tennessee 37115

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____ BOOK 5588 PAGE 666

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			77501.00- CO	
			201.50 CO TX	
			.50 PRFEE	
			6.00 MORTG	
			CHECK	208.00-
			2470A04/05/80 BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

F 8 4 2 6 4

IDENTIFICATION REFERENCE

APR 9 10 08 AM '80

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TENN.

No. 751419