WARRANTY DEED

#3068

THIS INSTRUMENT PREPARED BY
George E. Mudter Jr., Atty.
254 Highlands Bldg.
Brentwood, Tennessee 37027

BOOK 6240 PAGE 308

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Mr./Mrs. Willoughby Sexton (NAME)	SAME (NAME)	102-3
401 Annex Avenue (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	182
Nashville, Tennessee 37209 (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	FB # 8DA-26120

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, CHARLES T. MILLIGAN and wife JOYCE M. MILLIGAN

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO WILLOUGHBY LEE SEXTON and wife MARIE SEXTON

HEREINAFTER CALLED THE GRANTEES, THEIR SUCCESSORS, 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 Lot No. 1193 on the Plan of Charlotte Park, Section 21, as of record in Plat Book 3700, page 10, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to Charles T. Milligan and wife, Joyce M. Milligan by deed from William T. Moyers and wife, Helen F. Moyers of record in Book 4598, page 505, said Register's Office.

This conveyance is made subject to: (1) 1984 Taxes, which have been prorated and assumed by the Buyers; (2) Restrictions of record in Book 3902, page 965; and (3) All matters appearing on the Plan of record in Plat Book 3700, page 10, said Register's Office.

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN
MAR 1 12 39 PM 1984
IDENTIF. REFERENCE
I 0 5 9 4 2

unimproved ( )
This is improved (XX) property, known as 401 Annex Avenue Nashville, Tennessee 37209

TO HAVE AND TO HOLD the said tract or parcel of land, with the apurtenances, estate, title and interest thereto belonging to the said GRANTEES, their successors, 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, successors, assigns and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their successors, 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.

In witness whereof, the GRANTORS have hereunto set their hands (if a corporation, has caused its name to be signed hereto by its duly authorized officer) on this 28th day of February, 19 84

Charles T. Milligan
CHARLES T. MILLIGAN

Joyce M. Milligan
JOYCE M. MILLIGAN

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STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named CHARLES T. MILLIGAN and wife JOYCE M. MILLIGAN the bargainor s, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, this 28th day of February, 19 84.

My commission expires 1/20/85 Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, the undersigned, 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 as such _____, being authorized so to do, executed the foregoing instrument for the purpose therein contained by signing the name of the corporation by the said _____ as such _____.

Witness my hand and official seal, at _____, this _____ day of _____, 19____.

_____ Notary Public

Commission expires _____

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 54,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF February, 19 84.

MY COMMISSION EXPIRES: 1/20/85 (AFFIX SEAL)

Notary Public

5665 03/01 148.20- CHECK

WARRANTY DEED

FROM Charles T. Milligan and wife,

Joyce M. Milligan

TO Willoughby Lee Sexton and wife,

Marie Sexton

RETURN TO: FILE BOX 38
First Title & Escrow Company, Inc.
P.O. Box 926
256 Highland Building
BRENTWOOD, TENNESSEE 37027-0926

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

BOOK 6240 PAGE 310

RECEIVED OF _____

FOR _____

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

54500.00- CAMT.
147.70 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 148.20-
6665A03/01/84 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

IDENTIF. REFERENCE

MAR 1 12 39 PM 1984

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

T 0 5 9 4 2

No. 16761