File 3D

STATE OF TENNESSEE
COUNTY OF DAVIDSON The actual consideration or value whichever is greater, for this transfer is $ 55,000.00

Subscribed and sworn to before me, this the 25th day of May 19 84

My commission expires: Jan. 19, 1986
Affix Seal

Notary Public

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY BOOK 6300 PAGE 861
SOUTHEAST TITLE of Tennessee, Inc.
Realtors Building, 306 Gay Street, Suite 203, Nashville, Tennessee 37201

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:
RONALD L. MILSAP	same
12 Music Circle South (STREET ADDRESS)	(STREET ADDRESS)
Nashville, Tn 37203 (CITY STATE ZIP)	(CITY STATE ZIP)
MAP NO. 095-11-0 03Dz 06070	PARCEL NO. 153.00

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, James R. King and wife, Elsie King

HEREINAFTER CALLED GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO HEREBY TRANSFER AND CONVEY UNTO Ronald L. Milsap

HEREINAFTER CALLED GRANTEE(S), THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND, TOGETHER WITH ALL TENEMENTS, HEREDITAMENTS AND APPURTENANCES THERETO LOCATED IN Davidson COUNTY, STATE OF TENNESSEE, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

Being Lot No. 40 on the Plan of Merry Oaks, Section II, as of record in Book 2133, page 8, Register's Office for Davidson County, Tennessee.

Said Lot No. 40 fronts 88 feet on the southerly side of Woodberry Drive and runs back 173 feet on the easterly line and 166.7 feet on the westerly line to a dead line in the rear measuring 88.1 feet thereon. Said dead line being the center line of a TVA transmission line easement.

Being the same property conveyed to James R. King and wife, Elsie King by deed from Marvin H. Hughes and wife, Katha C. Hughes, recorded in Book 5885 at page 914, Registers Office for said County.

This conveyance is subject to taxes for the year 1984 and subsequent years, easements and restrictive covenants of record and Deed of Trust for the benefit of Marvin H. Hughes and wife, Katha C. Hughes, recorded in Book 5885 at page 917, Register's Office for Davidson County, which the Grantees herein agree to assume and pay.

I 2 4 9 3 0

IDENTIF. REFERENCE

MAY 29 11 19 AM '84

REGISTER DAVIDSON COUNTY TN

THIS IS • IMPROVED PROPERTY KNOWN AS 2403 Woodberry Drive, Donelson, TN

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenance, 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 25th day of May 19 84

James R. King

Elsie King

State of Tennessee
County of Davidson

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On this 25th day of May, 19 84, before me personally appeared James R. King and wife, Elsie King to me known to be the person(s) described in or proved to me on the basis of satisfactory evidence, and who executed the foregoing instrument, and who acknowledged the execution of the same to be them free act and deed.

Witness my hand and official seal.
My Commission expires:

Jan. 19, 1986

Notary Public

Brent A. Campbell

State of Tennessee
County of _____

On this _____ day of _____, 19____, before me personally appeared _____ to me known to be the person(s) described in or proved to me on the basis of satisfactory evidence, and who executed the foregoing instrument, and who acknowledged the execution of the same to be _____ free act and deed.

Witness my hand and official seal.
My Commission expires:

_____

Notary Public

WARRANTY DEED

SOUTHEAST TITLE
OF TENNESSEE, INC.
Realtors Building
306 Gay Street Suite 203
Nashville, Tennessee 37201

OFFICIAL RECEIPT

FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF_____

FOR_____

BOOK 6300 PAGE 863

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

55000.00- CAMT.
143.00 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 149.50-
9586A05/29/84 CAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

I 2 4 9 3 0

IDENTIF. REFERENCE

MAY 29 11 15 AM '84

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN

No. 0039416