Field Book 6DU-68205
Map and Parcel No. 147-10-87

SEND TAX STATEMENT TO:
Citizens & Southern Financial Corp.
P. O. Box 946
Tucker, Georgia 30084

This Instrument Prepared By:
Gayle T. Moyer
City Hall Mall
Franklin, Tennessee 37064

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF Ten ($10.00) Dollars, cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, a part of the consideration being the assumption by Grantee of that certain promissory note as more fully described in a deed of trust securing payment of said note of record in Book 5452, page 649, and rerecorded in Book 5476, page 409, Register's Office of Davidson County, Tennessee, said deed of trust having been assigned by instrument of record in Book 5476, page 411, Register's Office of Davidson County, Tennessee, which debt the Grantee herein assumes and agrees to pay as part payment of the purchase price, I, AMY M. CATES, unmarried, have bargained and sold and by these presents do transfer and convey unto RONALD L. MILSAP, his heirs and assigns forever, the following described property, to wit:

Land in Davidson County, Tennessee, being Lot No. 7, on the Plan of Whispering Hills, Section 1, as of record in Book 2331, page 82, 83 and 84, Register's Office of Davidson County, Tennessee.

Said Lot No. 7 fronts 137 feet on the westerly side of Durrett Drive and runs back 287.3 feet on the southerly line and 298.1 feet on the northerly line to a dead line at the rear on which it measure 148 feet.

Being the same property conveyed to Robert Paul Cates and wife, Amy M. Cates by deed from Nathan Daniel Johns of record in Book 5452, page 646, Register's Office of Davidson County, Tennessee. The said Robert Paul Cates and Amy M. Cates have since divorced and Robert Paul Cates has quitclaimed all his right, title and interest in the above described property to Amy M. Cates by quitclaim deed of record in Book 6530, page 625, said Register's Office of Davidson County, Tennessee.

Deeper
Ronald L. Milsap
12 Music Circle S.

TO HAVE AND TO HOLD said tract of land, together with all improvements thereon and all appurtenances thereunto belonging unto the said Grantee, his heirs and assigns forever.

AND I DO COVENANT with the said Grantee, his heirs and assigns, that I am lawfully seized and possessed of said property, that I have a good and lawful right to sell and convey the same, and that it is free from any lien or encumbrance whatsoever with the following exceptions:

1. 1985 Davidson County property taxes are a lien but are not yet due and payable.

2. Deed of trust executed by Robert Paul Cates and wife, Amy M. Cates to George Z. Crawford, Jr., Trustee, in favor of The Bank of Eagleville, recorded in Book 5452, page 649, and rerecorded in Book 5476, page 409, Register's Office of Davidson County, Tennessee, to secure payment of a note in the original principal sum of $47,500.00, payable as therein specified, together with any terms, conditions, limitations or restrictions recited therein. Said deed of trust was assigned to Citizens & Southern Financial Corporation by assignment of record in Book 5476, page 411, Register's Office of Davidson County, Tennessee. Said obligation secured thereby having been assumed by Grantee herein.

3. Restrictive covenants of record in Book 2481, page 499, Register's Office of Davidson County, Tennessee.

4. All matters shown on the Plan of Whispering Hills, Section 1, of record in Book 2331, page 82-84, Register's Office of Davidson County, Tennessee.

AND I DO FURTHER COVENANT and bind myself, my heirs and representatives, to warrant and defend the title thereto against the lawful claims and demands of all persons whomsoever.

IN TESTIMONY WHEREOF, I have hereunto set my signature, this the 8th day of August, 1985.

Amy M. Cates

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, Donna L Savage, a Notary Public in and for said County and State, the within named AMY M. CATES, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office on this 8th day of August, 1985.

Donna L. Savage
Notary Public

My Commission Expires:

Jan. 9, 1989

STATE OF TENNESSEE

COUNTY OF Davidson

I certify that the actual consideration or value, whichever is greater, for this transfer is the sum of $57,500.00.

Affiant

Sworn to and subscribed before me on this the 7th day of August, 1985.

Notary Public

My Commission Expires:

3/23/88

2.7.1-52

IDENTIFICATION REFERENCE

AUG 8 1 44 PM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

RUSH

OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 6626 PAGE 130

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

57500.00- CONT.
149.50 CSTAX
.50 PRFEE
9.00 WDEED
CHECK 159.00-
5710A08/08/85 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

27.1-52

IDENTIFI REFERENCE

AUG 8 1 44 PM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 161714