BOOK 6626 PAGE 164

FORM NO. WD-1

File Box 9

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 67,800.00

Robert E. Phipps
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF July 19 85.

Notary Public

MY COMMISSION EXPIRES: 11-1-87

(AFFIX SEAL)

NOTARY PUBLIC AT LARGE TENNESSEE

THIS INSTRUMENT WAS PREPARED BY
John V. Adams, Attorney
3813 Cleghorn Ave., Nashville, Tennessee 37215

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
John S. Phipps, Jr. et al (NAME)	Citicorp Homeowners Services, Inc. (NAME)	MAP 129 OAIE 0
P.O. Box 50026 (STREET ADDRESS OR ROUTE NUMBER)	P.O Box 27377 (STREET ADDRESS)	PARCEL 096
Nashville, TN 37205 (CITY) (STATE) (P. O. ZIP)	St. Louis, MO 63141 (CITY) (STATE) (ZIP)	FB# 7DZ 01475

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, Norman Douglas Milligan and wife, Sandra C. Milligan

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO John S. Phipps, Jr. and Robert E. Phipps, each a one-half undivided interest

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 in Davidson County, Tennessee, being the Northerly 45 feet of Lot No. 2 and the Southerly 55 feet of Lot No. 3, Block "C" on the revised plan of Highlands of Belle Meade No. 2, of record in Book 843 at page 18, Register's Office for said County.

Said property fronts 100.00 feet on the northwesterly margin of Tennessee Highway No. 100 and extends back 210.0 feet on the northerly line and 200.0 feet on the southerly line to a dead line at the easterly margin of the NC & St. L Railroad right-of-way, measuring 100.0 feet thereon.

Being the same property conveyed to Norman Douglas Milligan by deed from Glyn D. Duvall and wife, Cynthia S. Duvall of record in Book 5437 at page 264, Register's Office for said County.

This conveyance is made subject to: (a) property taxes for 1985 which have been prorated and for which Grantees will be responsible and (b) an easement for sanitary sewers and/or storm drainage purposes of record in Book 5420 at page 864, Register's Office for said County.

As part of the consideration for this conveyance, Grantees assume and agree to pay the indebtedness evidenced by the note to which reference is made in the deed of trust of record in Book 5437 at page 267, said Register's Office (Citicorp #164467) according to the terms thereof, and Grantors hereby assign to Grantees the escrow account in connection therewith.

Sandra C. Milligan joins in the execution of this conveyance for the sole purpose of conveying such marital interest as she may have in said property.

This is { unimproved } { x } improved property, known as 6500 Highway 100, Nashville, Tennessee
(House Number) (Street) (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 hands this 30th day of July, 19 85

Norman Douglas Milligan

Sandra C. Milligan

5720

RECORDED 142

STATE OF TENNESSEE
Davidson County

BOOK 6626 PAGE 165

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Norman Douglas Milligan and Sandra C. Milligan

the bargainorS, 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 Nashville, Tennessee, this 30th day of July 19 85

Commission expires 11-1-87

John V. Adams
Notary Public

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

Norman Douglas Milligan and wife,

Sandra C. Milligan

TO

John S. Phipps, Jr. and Robert E. Phipps

IDENTIFI REFERENCE

Prepared By:

John V. Adams, Attorney
3813 Cleghorn Ave.
Nashville, TN 37215

AUG 8 | 55 PM '85

FELIX Z WILSON II REGISTER
DAVIDSON COUNTY, TN

OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 6626 PAGE 166

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

6780[illegible].00- CAPITAL
176.28 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 182.78-
5720A08/08/85 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

2 7 1 6 2

IDENTIFICATION REFERENCE

AUG 8 1 55 PM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 161724