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 $ 73,357.77

John C. Howard
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th DAY OF September 1985.

John V. Adams
Notary Public

MY COMMISSION EXPIRES: 11-1-87
(AFFIX SEAL)

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 C. Howard et ux (NAME)	The Richard Gill Co. (NAME)	MAP 90-12
540 Foundry Dr. (STREET ADDRESS OR ROUTE NUMBER)	P.O. Box 758 (STREET ADDRESS)	PARCEL 325
Nashville, Tennessee (CITY) (STATE) (P. O. ZIP)	San Antonio, TX 78293 (CITY) (STATE) (ZIP)	FB# 88A-31900

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, N. 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 C. Howard and wife, Jean H. Howard, each as to an undivided one-half 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 Lot No. 41 on the plan of Charlotte Park Annex of record in Book 3700 at page 49, Register's Office for said County.

Said Lot No. 41 fronts 55 feet on the easterly margin of Foundry Drive and extends back 181.3 feet on the northerly line and 178.8 feet on the southerly line to a dead line in the rear, measuring 55.10 feet thereon.

Being the same property conveyed to N. Douglas Milligan and wife, Sandra C. Milligan by deed from John E. Harris and wife, Sheri G. Harris of record in Book 6446 at page 528, Register's Office for said County.

This conveyance is made subject to: (a) property taxes for 1985 for which Grantee will be responsible; (b) restrictive covenants of record in Book 3963 at page 586, said Register's Office; (c) TVA right-of-way easement of record in Book 787 at page 15, said Register's Office and (d) the matters set forth on said plan of record.

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 6446 at page 531 and rerecorded in Book 6452 at page 956, both in said Register's Office, (Gill Co. #10221320) according to the terms thereof and Grantors hereby assign to Grantees the escrow account in connection therewith.

This is unimproved ( ) improved (X) property, known as 540 Foundry Drive, 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 26th day of September, 19 85

N. Douglas Milligan

Sandra C. Milligan

STATE OF TENNESSEE
Davidson County

BOOK 6673 PAGE 74

Personally appeared before me, John V. Adams, a Notary Public in and for said County and State, the within named N. Douglas Milligan and Sandra C. Milligan

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 Nashville, Tennessee, this 26th day of September 1985

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

N. Douglas Milligan and wife

Sandra C. Milligan

TO

John C. Howard and wife,

Jean H. Howard

Prepared By:

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

IDENTIFI REFERENCE

FELIX Z. WILSON REGISTER
DAVIDSON COUNTY, TN

Oct 3 2 59 PM '85

4168

OFFICIAL RECEIPT

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

RECEIVED OF_____

FOR_____

BOOK 6673 PAGE 75

CO -CONVEYANCE
MO -MORTGAGE
WD -WARRANTY DEED
TD -TRUST DEED

CC -CERTIFIED COPY
REL -RELEASE
UCC -UNIFORM COMMERCIAL CODE

MISC -MISCELLANEOUS
CO TX -STATE TAX CONVEY
MO TX -STATE TAX MORT
PRFEE -PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

73357.77- CAPIT.
190.84 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 197.34-
3226A10/03/85 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

41681

IDENTIFICATION REFERENCE

Oct 3 2 59 PM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 178786