FILE BOX "7" FILE NO. 20220

BOOK 7056 PAGE 124

FORM NO. WD-1

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 67,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th DAY OF NOVEMBER, 1986

Notary Public

MY COMMISSION EXPIRES: 1-10-89

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
SATURN & MAZER, Attorneys, 212 Third Avenue, North, Nashville, Tennessee 37201
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
SHEILA M. MILLIGAN	METROPOLITAN FEDERAL SAVINGS AND LOAN	
(NAME)	(NAME)	
1309 Hickory Park Ct.	P. O. Box 995	
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Antioch, TN. 37013	Nashville, Tennessee 37202-0995	
(CITY) (STATE) (PO ZIP)	(CITY) (STATE) (ZIP)	

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, I, MAXIE PATTON, Trustee

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO SHEILA M. MILLIGAN, SINGLE

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. 45A on the Plan of Hickory Park Villas, Section Three, Zone Lot Division, Lots 41 through 47, as of record in Book 6250, page 591, Register's Office for said County, to which plan reference is hereby made for a more complete description.

BEING part of the same property conveyed to Maxie Patton, Trustee, by Quitclaim Deed from Barry Zeitlin and wife, Linda Zeitlin, of record in Book 6670, Page 902, Register's Office for Davidson County, Tennessee.

It is understood and agreed that part of the consideration for the transfer of this property is the agreement of the Grantees to assume the unpaid balance of a note secured by a first mortgage Deed of Trust to METROPOLITAN FEDERAL SAVINGS AND LOAN ASSOCIATION, of record in Book , page , Register's Office for Davidson County, Tennessee, and also that the escrow account in connection with the aforesaid Deed of Trust is hereby transferred to the said Grantees.

CHECK 1974 - 12/86

This is unimproved ( ) improved (XX) property, known as 1309 Hickory Park Court, Antioch, Tennessee 37013
(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 my hand this 26th day of November, 19 86

Maxie Patton, Trustee by Barry Zeitlin, Attorney-in-Fact

MAXIE PATTON, Trustee by: Garry Zeitlin, Attorney-in-Fact

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STATE OF TENNESSEE }
Davidson County }

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

the bargainor_____, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that _____executed the within instrument for the purposes therein contained.

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

Commission Expires_____ _____Notary Public

STATE OF TENNESSEE }
Davidson County }

Before me, _____a Notary Public in and for the State and County aforesaid, personally appeared _____

with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the _____ _____of the _____ a corporation, and that he as such _____, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as _____.

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

_____Notary Public

Commission Expires_____

WARRANTY DEED 6851

FROM

IDENTIFICATION REFERENCE

TO

DEC 2 9 51 AM '86

REGISTER DAVIDSON COUNTY TN

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this the 26th day of November, 1986, before me personally appeared GARRY ZEITLIN to be known to be the person who executed the foregoing instrument in behalf of MAXIE PATTON, Trustee, as his attorney-in-fact, and acknowledged that he executed the same as the free act and deed of the said MAXIE PATTON, Trustee, as though he personally had acted.

WITNESS my hand and official seal at Nashville, Tennessee, this the 26th day of November, 1986.

NOTARY PUBLIC

DAVIS NOTARY PUBLIC DAVIDSON CO.

My Commission Expires: 1-10-89

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

RECEIVED OF _____

FOR _____

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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

6790 . 3- PAYT.
109 . 1 0 CSTAX
109 . 1 5- CSTAX
109 . 1 0 CSTAX
.50 PRFE
6.00 WDT
CHECK 170.62-

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

68513

IDENTIFICATION REFERENCE

Dec 2 9 51 AM '86

No. 17730