BOOK 7120 PAGE 436

FORM NO. WD-1

STATE OF TENNESSEE
COUNTY OF DAVIDSON ~~XXXXXXXX~~ } Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 159,900.00

Virginia R. Kluge
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th DAY OF January 19 86

Notary Public

MY COMMISSION EXPIRES: 1-18-87

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Montgomery & Associates 215 Centerview Dr. Suite 150, Brentwood, TN 37027
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Virginia R. Kluge (NAME)	Bailey Mortgage Company (NAME)	159-00-0
838 North Hillview Court (STREET ADDRESS OR ROUTE NUMBER)	200 S. Lamar (STREET ADDRESS)	174.00
Brentwood, TN. 37027 (CITY) (STATE) (P. O. ZIP)	Jackson, MS 39215-1389 (CITY) (STATE) (ZIP)	OH 17014

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, Ronald L. Milsap and wife, Joyce Milsap

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Virginia R. Kluge, a single person

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:

BEING Lot No. 26, on the Plan of Boker Heights, Section 3, of record in Book 4300, page 62, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Ronald L. Milsap and wife, Joyce Milsap by deed from Zelton J. Boker and wife Ila Boker of record in Book 4903, page, 288, Register's Office, Davidson County, Tennessee.

Subject to restrictions of record in Book 4550, page 142 said Register's Office.

This conveyance is subject to any and all existing easements of record.

88093

IDENTIFICATION REFERENCE

JAN 29 9 42 AM '87

FELIX Z. WILSON, JR., REGISTER
DAVIDSON COUNTY, TN

This is improved ( ) unimproved ( ) property, known as XX 838 North Hillview Court, Brentwood, TN. 37027
(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 ~~their~~ hand ~~s~~ this 12th day of January, 19 86

Ronald L. Milsap by Gordon Green party in fact

Ronald L. Milsap

Joyce Milsap

Joyce Milsap

STATE OF TENNESSEE
~~Davidson~~ County
Williamson

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

the bargainor, 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 Brentwood, Tennessee, this 12th day of January 19 87

Commission expires 1-18-87

N Eddie Mort
Notary Public

STATE OF TENNESSEE
~~Davidson County~~

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Donald L. Reeves, with whom I am personally acquainted, and who acknowledged that he executed the within instrument on behalf of Ronald L. Milsap as his Attorney in Fact as the free act and deed of the within named Donald L. Reeves.

Witness my hand and official seal at Brentwood, Tennessee, this 12th day of January, 1987.

My Commission Expires:
My Commission Expires March 11, 1990

Notary Public

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

WARRANTY DEED

FROM Ronald L. Milsap and wife, Joyce Milsap

TO Virginia R. Klutts, a single person

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

159[illegible].00- CAMT.
447.[illegible]2 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 464.[illegible]2-
4130AC1/29/87 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

88093

IDENTIFICATION REFERENCE

JAN 29 9 42 AM '87

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 39625