File Box 43

BOOK 7221 PAGE 771

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $64,776.21

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF April, 19 87

Notary Public

MY COMMISSION EXPIRES 12-3-89
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
LAWYER'S ESCROW SERVICE, INC. ONE ELEVEN UNION STREET, NASHVILLE, TN 37201
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP PARCEL NUMBERS
Deborah Druwilla Milligan	Union Planters Mtg.	150-3
(NAME)	(NAME)	
3538 Gondola Drive	P. O. Box 3137	241
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Antioch, Tn. 37013	Memphis, Tn. 38173-0137	02D74876
(CITY) (STATE) (P.O. 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, Kevin Lee Gardner, unmarried and Dorothy A.Barnes, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Deborah Druwilla Milligan, unmarried

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. 78-A, Zone Lot Division of Lots 78 thru 80, 117 and 118, Chelsea of Priest Lake, Section 2A, and Lots 85 thru 88, Chelsea of Priest Lake, Section 2B, of record in Book 6250, page 423 and amended in Book 6250, page 631, Register's Office for Davidson County, Tennessee.

SAID Lot No. 78A fronts 41.38 feet on the southerly margin of Gondola Drive and extends back 130 feet on the easterly line and 160.51 feet on the westerly line to a dead line in the rear measuring 50.38 feet thereon.

Being the same property conveyed to Kebin Lee Gardner unmarried and Dorothy A. Barnes, unmarried by deed from Philhall Corporation of record in Book 6872, page 61, REgister's Office for Davidson County, Tennessee.

AS PART OF THE ABOVE CONSIDERATION, IT IS AGREED AND UNDERSTOOD that the above named Grantee assume and agree to pay the unpaid balance on a promissory note secured by a Deed of Trust of record in Book 6872, page 64, said Register's Office, payable according to the terms and conditions therein.

This is unimproved ( ) improved (X) property, known as 3538 Gondola Drive, Antioch Tn. 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 our hand/s this 30th day of April, 19 87

X Kevin Lee Gardner
Kevin Lee Gardner, unmarried

X Dorothy A. Barnes
Dorothy A. Barnes, unmarried

[redacted]

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Kevin Lee Gardner, unmarried and Dorothy A. Barnes, unmarried

~~or proved to me upon the basis of satisfactory evidence~~ 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 30th day of April 19 87.

Commission expires 11-1-87

Notary Public

STATE OF TENNESSEE

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
Kevin Lee Gardner
and
Dorothy A. Barnes

TO
Deborah Druwilla Milligan

Return to:
LAWYER'S ESCROW SERVICE
ONE ELEVEN UNION STREET
NASHVILLE, TENNESSEE 37201

2 1 0 3 8

IDENTIFICATION REFERENCE

MAY 1 12 10 PM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

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
WO - 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
			64776.21-	CAMT.
			181.44	CSTAX
			.50	PRFEE
			6.00	WDEED
			CHECK	187.94-
1635A05/01/87			BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

2.1 0.3 8.

IDENTIFICATION REFERENCE

MAY 1 12 10 PM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 76295