mail

THIS INSTRUMENT PREPARED BY: Homer R. Ayers, Attorney-at-Law
100 Long Hollow Pike
Goodlettsville, Tennessee 37072

WARRANTY DEED

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PAR. NO.
Everett E. Hall, ETUX 3209 Hadley Ave, L127 Old Hickory, Tn. 37138	SAME AS NEW OWNER	Map 43-15 Parcel 218 11D-91603

MORTGAGEE: NONE

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, I, EUNICE MILLIKEN, individually and as Executrix of the Estate of Raymond M. Milliken, deceased, hereinafter referred to as the "GRANTOR", have bargained and sold, and by these presents do transfer and convey unto the said EVERETTE E. HALL and wife, MARY HELEN HALL hereinafter referred to as the "GRANTEE", his heirs and assigns , a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Being Lot No. 86 in the Kingsway Green Subdivision in a plat of which is of record in Book 3842, page 227, Register's Office of Davidson County, Tennessee, and being a part of the same land conveyed to Kingsway Greens of America, Inc., by deed of record in Book 4212, page 838 and 839, in the Register's Office of Davidson County, Tennessee.
Being the same property conveyed to Raymond M. Milliken by decree of Fourth Circuit Court Final Divorce Decree, of record in Book 5658, page 113, Register's Office, Davidson County, Tennessee, and the said Raymond M. Milliken died testate on March 31, 1987, and by the terms of his Last Will and Testament filed April 22, 1987 in the Probate Court of Sumner County, Tennessee of record in Will Book 13, page 75, devised said property to Eunice Milliken to be hers absolutely.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estates, title and interest thereto belonging to the said GRANTEE, his heirs and assigns, forever.

And, I, the Grantor do covenant with the said Grantees, that I am lawfully seized and possessed of said land in fee simple, have a good right convey it and warranty that the same is unencumbered, except (1) 1987 State & County taxes, a lien, prorated between the parties and assumed in full by the Grantees, (2) Restrictions of record in Book 4280, page 68 and (3) The Plan

of record in Book 3842, page 227, said Register's Office, shows Owner's Certificate, a 30 foot setback line from Bubbling Well Road and 25 foot easement for utility purposes along the rear line of said lot.

And the, Grantor does further covenant and bind herself, her heirs and representatives to warranty and forever defend the title to the land to the said Grantee, his heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS my hand on this the 5th day of May, 1987.

Eunice Milliken
EUNICE MILLIKEN, individually and as Executrix of the Estate of Raymond M. Milliken, deceased

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named EUNICE MILLIKEN, individually and as Executrix of the Estate of Raymond M. MIlliken, deceased, with whom I am personally acquainted and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal this the 5th day of May, 1987.

Dianne M. Cathey
NOTARY PUBLIC

My Commission Expires: 1-17-88

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $6,350.00.

Everette E. Hall
Affiant

Sworn to and subscribed before me, this the 5th day of May, 1987.

Dianne M. Cathey
NOTARY PUBLIC

My Commission Expires: 1-17-88

IDENTIFICATION REFERENCE

MAY 6 9 04 AM '87
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

22754

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

RECEIVED OF _____

FOR _____

BOOK 7226 PAGE 924

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

6350.00- CAMT.
17.64 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 24.14-
RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK .00

22754

IDENTIFICATION REFERENCE

MAY 6 9 04 AM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 78175