Box 20

ADDRESS NEW OWNERS	SEND TAX BILLS TO	MAP-PAR NO.
John R. McMillen, Trustee 1303 Eastland Avenue Nashville, TN	McMillen Realtors, Inc. 2131 Belcourt Nashville, TN 37212	83-05 273 230-09905

WARRANTY DEED BOOK 7729 PAGE 853

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid by the hereinafter named Grantee(s) and other good and valuable considerations, the receipt of which is hereby acknowledged, we, **Linda Southgate now married and known as Linda Southgate Mickelson and husband Jay Mickelson,** have bargained and sold, and by these presents do transfer and convey unto the said **John R. McMillen, Trustee with full power to transfer, convey and encumber without the joiner of any beneficiary,** the GRANTEES herein, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being the westerly thirty-five feet of Lot No. 29 and the easterly forty feet of Lot No. 28 on the place of Edgewood addition, E. T. Brown's subdivision of the Bransford Place, a plan of which is on record in Book 332, Page 73 in the Register's Office for Davidson County, Tennessee.

Said parts of lots 28 and 29 adjoin each other and front together 75 feet on the north side of Eastland Avenue, and extend back northerly between parallel lines, 160 ft. more or less to an alley, R.O.D.C. Tennessee.

Being the same property conveyed by T. H. Wilhoite, Trustee and T. H. Wilhoite to Mrs. T. H. Wilhoite (Emma K. Wilhoite) and Mary Owen Wilhoite of record in Book 1160, Page 467, said Register's Office, and further being the property conveyed by Mary Owen Wilhoite Wankan and husband Fred E. Wankan to Emma W. Mason of record in Book 1403, Page 687, said Register's Office. The said Emma W. Mason, a/k/a Emma G. Mason, having since died an unmarried widow and by her Last Will and Testament gave, devised and bequeathed to Linda Southgate now Linda Southgate Mickelson the herein described property of record in Will Book 164, Page 291, Probate Court for Davidson County, Tennessee, Docket No. 91378. The said Emma W. Mason and Mrs. T. H. Wilhoite (Emma R. Wilhoite) being one and the same person that being Emma G. Mason referenced herein.

Jay Mickelson husband of Linda Southgate Mickelson joins in this conveyance to convey any and all right, title and interest in and to the herein described property due to his marital relationship with Linda Southgate Mickelson. Further, that Jay Harril Mickelson and Jay Mickelson are one and the same person that being Jay Mickelson.

This conveyance is subject to all restrictions, easements and plats of record in Register's Office for said County.

This is improved property, known as: **1303 Eastland Avenue, Nashville, TN**

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.

Whenever 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 9th day of December, 1988

Linda Southgate Mickelson
Linda Southgate Mickelson

Jay Harril Mickelson
Jay Mickelson

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BOOK 7729 PAGE 854

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Linda Southgate Mickelson ~~and husband~~, the bargainor(s), with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 16th day of December, 1988

NOTARY PUBLIC

MY COMMISSION EXPIRES: 5-20-92

****

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or true value, whichever is greater, for this transfer is $31,000.00.

AFFIANT

SWORN TO AND SUBSCRIBED BEFORE ME THIS 16 DAY OF December, 19___.

NOTARY PUBLIC

MY COMMISSION EXPIRES:

5-20-92

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 ~~Laura Brown, Executrix~~ ~~[illegible]~~, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this _____ day of _____, 1988.

NOTARY PUBLIC

MY COMMISSION EXPIRES:

_____

9438 6 DEED TAX PAID 2.50 DEC 16 '88 IDENTIFICATION

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 Jay Mickelson, Bargainor(s), with whom I am personally acquainted, and who acknowled that he executed the within instrument for the purposes therein contained.

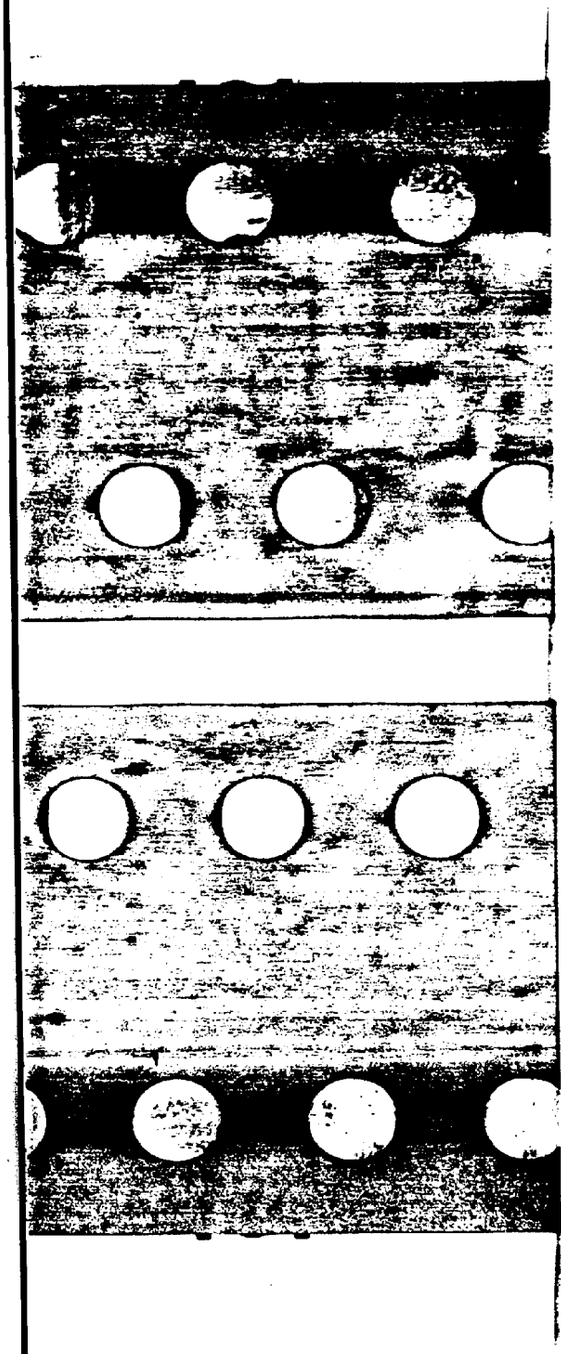
Witness my hand and official seal at Nashville, TN this 9th day of December, 1988.

NOTARY PUBLIC

MY COMMISSION EXPIRES: 5-20-92

This instrument was prepared by:
Rick M. Johnson, 3221 Nolensville Road, Nashville, Tennessee 37211
(615) 833-5858

6463 1216 0101 03CHECK 108.80



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

RECEIVED OF _____

FOR _____

BOOK 7729 PAGE 855

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

CAMT 31000.00
CON TX 102.30
PRFEE 0.50
WDEED 6.00
TOTAL 108.80
CHECK 108.80

12/16/88 01 14:49 0001 8463

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

94386

TENNTIFF TITLE

Dec 16 2 50 PM '88

FELIX Z. WILSON, II
DAVIDSON COUNTY

No. 164629