WARRANTY DEED

THIS INSTRUMENT PREPARED BY

George E. Mudter, Jr., Atty.
4301 Hillsboro Road, Suite 330
Nashville, Tennessee 37215

BOOK 7876 PAGE 370

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
EARL MILLIGAN (NAME)	NEW OWNER (NAME)	Map 91-7
6119 Robertson Avenue (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Parcel 218
Nashville, Tennessee 37209 (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	F.B.#12W15280

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, RANDALL DEMUMBRA and wife, JUDY DEMUMBRA

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO EARL MILLIGAN, married

HEREINAFTER CALLED THE GRANTEES, THEIR SUCCESSORS, 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 Lots Nos. 1116, 1118 & the easterly 10 feet of Lot No. 1120 of Block 170 on the Plan of No. 1 Plan of West Nashville, as of record in Plat Book 57, pages 74 & 75, Register's Office for said County.

Said Lots Nos. 1116, 1118 and part of Lot No. 1120 front together 60 feet on the southerly side of Kentucky Avenue and run back between parallel lines, 150 feet to an alley.

Being part of the same property conveyed to Randall Demumbra and wife, Judy Demumbra by installment deed from James B. Gilbert and wife, Mattie E. Gilbert of record in Book 6758, Page 274, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to: (1) 1989 Taxes, which have been prorated and assumed by the Grantee; and (2) All matters appearing on the Plan of record in Plat Book 57, pages 74 & 75, said Register's Office.

15094

FILED FOR RECORD
JUN 29 8 04 AM '89
HOWARD W. [illegible]

9783 06/29 0101 03CHECK 29.60

unimproved (XX)
This is improved ( ) property, known as 5209 Kentucky Avenue, Nashville, Tennessee 37209

TO HAVE AND TO HOLD the said tract or parcel of land, with the apurtenances, estate, title and interest thereto belonging to the said GRANTEES, their successors, 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, successors, assigns and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their successors, 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.

In witness whereof, the GRANTORS have hereunto set their hands (if a corporation, has caused its name to be signed hereto by its duly authorized officer) on this 27th day of June, 1989

Bill Demumbra
RANDALL DEMUMBRA

Judy Demumbra
JUDY DEMUMBRA

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, RANDALL DEMUMBRA and wife, JUDY DEMUMBRA with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand at office, this 27th day of June, 19 89.

My commission expires 3/27/93 Notary Public Catherine C. Hershey

CATHERINE C. HERSHEY NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

STATE OF _____
COUNTY OF _____

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, _____ with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained, and who further acknowledged that _____ is the _____ of _____ the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand at Office, this _____ day of _____, 19____.

My commission expires _____ Notary Public _____

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 7,000.00

Earl Milligan
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th DAY OF June, 19 89.

MY COMMISSION EXPIRES: 3/27/93 (AFFIX SEAL) Catherine C. Hershey Notary Public

CATHERINE C. HERSHEY NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

WARRANTY DEED

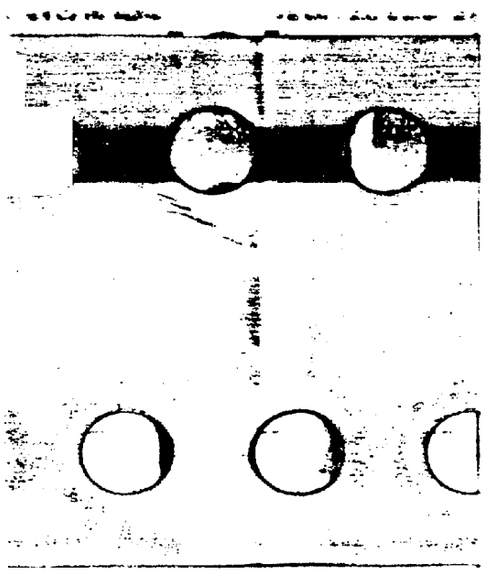
FROM RANDALL DEMUMBRA and wife, JUDY DEMUMBRA

TO EARL MILLIGAN

PLEASE RETURN TO:
First Title & Escrow Company, Inc.
Suite 11C The Paddock
229 Ward Circle
P.O. Box 926
BRENTWOOD, TENNESSEE 37024-0926

OFFICIAL RECEIPT

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



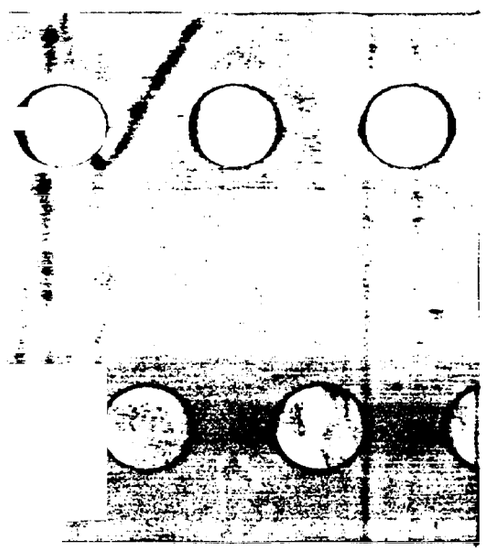
RECEIVED OF _____

FOR _____

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CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TAX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TAX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL
				CAMT 7000.00
				CON TX 23.10
				PRFEE 0.50
				WDEED 6.00
				TOTAL 29.60
				CHECK 29.60
			06/29/89	01 08:07 0001 9783



RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

45094

IDENTIFICATION

JUN 29 8 04 AM '89

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TENN.

No. 224063