Box 50B
SS

This Instrument Prepared By:
Stokes & Bartholomew, P.A.
3310 West End Avenue, 4th Floor
Nashville TN 37203
Return to Box 50

BOOK 9323 PAGE 862

ADDRESS NEW OWNER:
Scott M. Bane
2511 Belmont Blvd.
Nashville, Tennessee 37212

SEND TAX BILL:
To Owner

MORTGAGEE:

MAP AND PARCEL:
MAP 117-4
GROUP
PARCEL 21

SPECIAL WARRANTY DEED

04/26 0101 03CHECK 470.32

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, Phillip Webster Millsaps also known as Philip Webster Millsaps, a married person, Francis Marion Millsaps, an unmarried person, and Laurence Jackson Millsaps, an unmarried person hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Scott M. Bane, hereinafter called the Grantee, his 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 the southerly 60 feet of Lot No. 182 on the Belmont Land Company's plan of lots, called Belmont Heights, of record in Book 421, page 34, Register's Office for Davidson County, Tennessee.

Said southerly part of Lot No. 182 fronts 60 feet on the westerly side of Belmont Boulevard and runs back between parallel lines and with the northerly margin of Sweetbrier Avenue, 175 feet, more or less, to an alley in the rear.

Being the same property conveyed to F. M. Millsaps by deed of record in Book 497, page 128, Register's Office for Davidson County, Tennessee, the said F. M. Millsaps having since died, and by Will of F. M. Millsaps, of record in Will Book 71, page 263, Probate Court Clerk's Office for Davidson County, Tennessee, the property having passed to the trust created under said Will, of which First American Trust Company is Trustee; the said First American Trust Company, N.A., Trustee, having conveyed its interest in the subject property to Philip Webster Millsaps, Francis Marion Millsaps and Laurence Jackson Millsaps, a 1/3 interest each as tenants in common, by Quitclaim Deed of record in Book 9226, page 580, Register's Office for Davidson County, Tennessee.

Betty Millsaps, wife of Laurence Jackson Millsaps and Frances Millsaps wife of Phillip Webster Millsaps hereby join in this conveyance to convey any and all marital interest they may have in the subject property.

This is improved property known as 2511 Belmont Blvd., Nashville, TN 37212.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and governmental regulations that may affect the premises and the following exceptions:

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Scott M. Bane, his heirs and assigns, forever; and we, Phillip Webster Millsaps, Francis Marion Millsaps, and Laurence Jackson Millsaps, do covenant with the said Grantee that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is free from all encumberances made or suffered by Grantor 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 Grantee, his heirs and assigns, against the lawful claims of all persons claiming by, through or under the Grantor, but no further or otherwise. Wherever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this the 22nd day of April, 1994.

Phillip Webster Millsaps
Phillip Webster Millsaps

Francis Marion Millsaps
Francis Marion Millsaps by Laurence Jackson Millsaps, Attorney in Fact

Laurence Jackson Millsaps
Laurence Jackson Millsaps

Frances Millsaps
Frances Millsaps

Betty Millsaps
Betty Millsaps

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Phillip Webster Millsaps and wife, Frances Millsaps, Laurence Jackson Millsaps and wife, Betty Millsaps, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within Special Warranty Deed for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this the 22nd day of April, 1994.

R. L. MOORE NOTARY PUBLIC AT LARGE DAVIDSON CO. TENN.

NOTARY PUBLIC

My Commission Expires: Nov 20, 1996

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 Laurence Jackson Millsaps, with whom I am personally acquainted (or proved to me on basis of satisfactory evidence) and who acknowledged that he executed the within instrument on behalf of Francis Marion Millsaps, as his Attorney-in-Fact, as the free act and deed of the within named Francis Marion Millsaps. Witness my hand and official seal at Nashville, Tennessee, this 22nd day of April, 1994.

R. L. MOORE NOTARY PUBLIC AT LARGE DAVIDSON CO. TENN.

Notary Public

My Commission Expires: Nov. 20, 1996

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $ 123,650.00.

AFFIANT

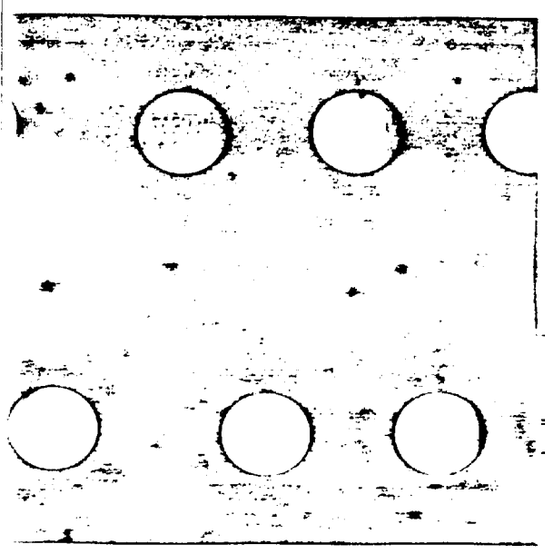
Subscribed and sworn to before me
this 22nd day of April, 1994.

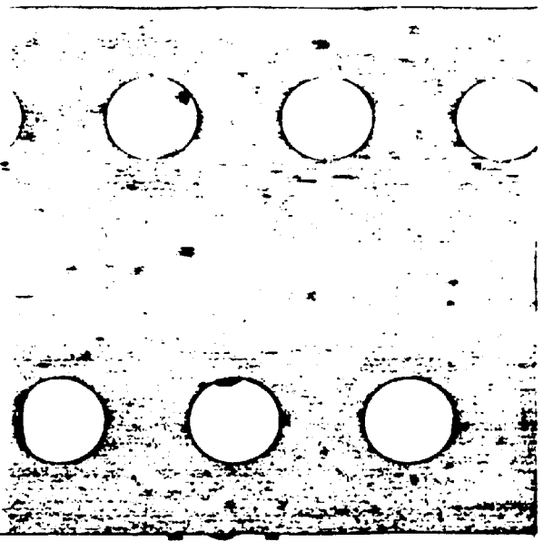
NOTARY PUBLIC
My Commission Expires: Nov 29 1996

R. L. MOORE
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENNESSEE

43134
IDENTIFICATION REFERENCE

94 APR 26 PM 2:47
REGISTER
DAVIDSON COUNTY, TN.





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 9323 PAGE 805

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 123650.00
CON TX 457.32
PRFEE 1.00
WDEED 12.00
TOTAL 470.32
CHECK 470.32

04/26/94 01 14:48 0001 8485

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

43134

IDENTIFICATION REFERENCE

94 APR 26 PM 2:47

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

No. 783614