WARRANTY DEED

THE PREPARER OF THIS DEED MAKES NO REPRESENTATION AS TO THE STATUS OF THE TITLE OF THE PROPERTY CONVEYED HEREIN.

STATE OF TENNESSEE
COUNTY OF Davidson FILE BOX 3
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 102,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF November 19 94

Notary Public

MY COMMISSION EXPIRES: ~~October 9, 1995~~ May 23, 1998
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Gary B. Fisher, Attorney, 2711 Murfreesboro Rd. #200, Antioch, TN 37013

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
John J. Milner	First Bank & Trust	150
(NAME) 3445 Daisy Trail	(NAME) 1691 North Mt. Juliet Road	08-015
(ADDRESS) Antioch, TN 37013	(ADDRESS) Mt. Juliet, TN 37122	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, James W. Bergs and wife, Anita L. Bergs

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO John J. Milner and wife, Lyla K. Milner

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. 336 on the Plan of The Country, Section 7A, of record in Plat Book 6250, Page 308, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to James W. Bergs by deed of record in Book 8455, Page 177, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.

Anita L. Bergs joins in this conveyance, with the consent of the grantor spouse, for the purpose of waiving homestead and/or other marital rights that may be granted to a spouse by law in the property.

This instrument is executed on behalf of James W. Bergs by Anita L. Bergs as his Attorney-In-Fact pursuant to recorded Power of Attorney of record in Book 9535, Page 607, in the Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (XX) property, known as 3445 Daisy Trail, 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 hands this 29th day of November 1994

James W. Bergs

By: Anita L. Bergs, Attorney-in-fact

Anita L. Bergs, Attorney-in-fact

Anita L. Bergs

DCTN01WC

BOOK 9535PG609

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 ~~James W. Bergs and wife~~, Anita L. Bergs

the bargainor ~~s~~, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that ~~they~~ she executed the within instrument for the purposes therein contained. Witness my hand and official seal at Antioch, Tennessee, this 29th day of November 1994

Commission expires October 9, 1995

Notary Public

STATE OF TENNESSEE
COUNTY OF

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 _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute 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

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this November 29, 1994 before me personally appeared Anita L. Bergs, the person who executed the foregoing instrument on behalf of James W. Bergs, and acknowledged that she executed the same as the free act and deed of the said James W. Bergs, through Power of Attorney granted Anita L. Bergs by the said James W. Bergs.

Commission Expires: 10-9-95

Notary Public

13834

IDENTIFICATION REFERENCE

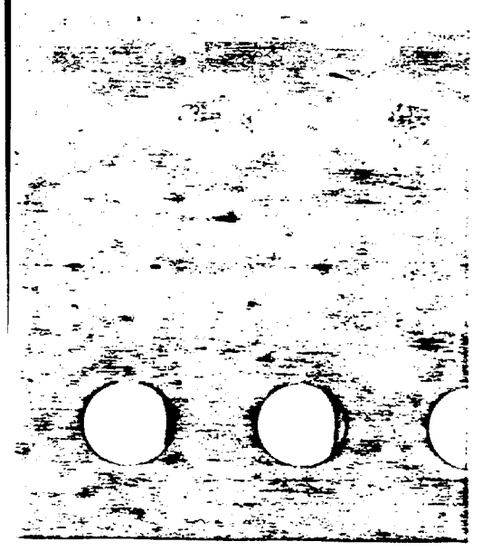
94 DEC -2 AM 9:02

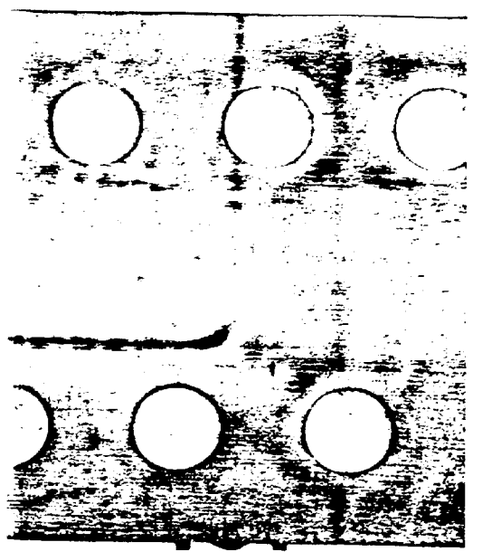
REGISTER
DAVIDSON CO. TENN.

7313 12/02 0101 03CHECK

389.73

DCTN01WC





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

RECEIVED OF _____

FOR _____

BOOK 9535PG610

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	
	102900.00
CON TX	380.73
PRFEE	1.00
WDEED	8.00
TOTAL	389.73
CHECK	389.73

12/02/94 01 09:02 0001 9318

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

13834
IDENTIF. & REFERENCE

94 DEC -2 AM 9:02
FELIX Z. WILSON
DAVIDSON COUNTY, TN.

No. 859332