16934

IDENTIF. & REFERENCE

This Instrument Prepared By:
LAWLESS & ASSOCIATES, P.C.
19th Floor
First American Center
Nashville, TN 37238-0068
December 12, 1994

94 DEC 13 PM 2:13

FELIX A. ... REGISTER
DAVIDSON COUNTY, TN.

ADDRESS NEW OWNER:
Ronald Todd Milsap and Ruth A. Milsap
104 Bowling Avenue
Nashville, TN 37205

SEND TAX BILL:
To Owner

MORTGAGEE:
First American National Bank
First American Center
Nashville, TN 37237

MAP AND PARCEL:
MAP 104-05
GROUP
PARCEL 307

WARRANTY DEED

BOOK 9544 PG 776

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, Dean Jay Davenport, hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto Ronald Todd Milsap and wife, Ruth A. Milsap, 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. 301 on the Plan of Richland Realty Company's First Addition to Subdivision "B" as of record in Book 332, page 174, Register's Office for Davidson County, Tennessee.
>
> Said Lot No. 301 fronts 50 feet on the easterly side of Bowling Avenue and runs back between parallel lines 200 feet to an alley.
>
> BEING the same property conveyed to Dean Jay Davenport by Quitclaim Deed from Pamela Diane (Overstreet) Davenport of record in Book 6067, page 640, and by Installment Deed from William Eugene Potts and wife, Ruby Nell Potts, as of record in Book 5836, page 739, Register's Office for Davidson County, Tennessee.
>
> Anne Martin Davenport joins in this conveyance to convey any and all rights she may have in the subject by virtue of her marriage to the Grantor

This is improved property known as 104 Bowling Avenue, Nashville, TN 37205.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Ronald Todd Milsap and wife, Ruth A. Milsap, their heirs and assigns, forever; and I, Dean Jay Davenport, do covenant with the said Grantees that I am 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 I do further covenant and bind myself, my 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 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 12th day of December, 1994.

Dean Jay Davenport

Anne Martin Davenport

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Dean Jay Davenport and wife, Anne Martin Davenport, 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 Warranty Deed for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this the 12th day of December, 1994.

Margaret Jane Stuart
NOTARY PUBLIC

My Commission Expires: May 28, 1995

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $ 190,000.00.

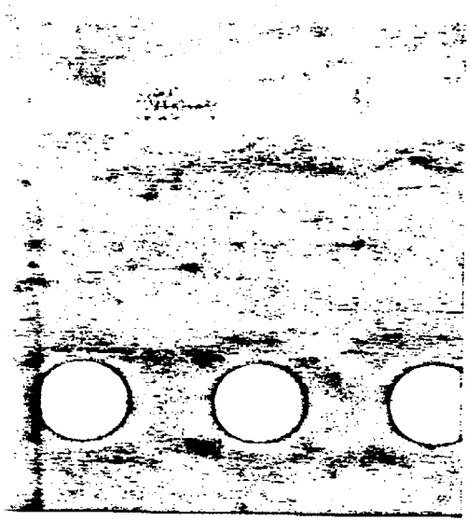
AFFIANT

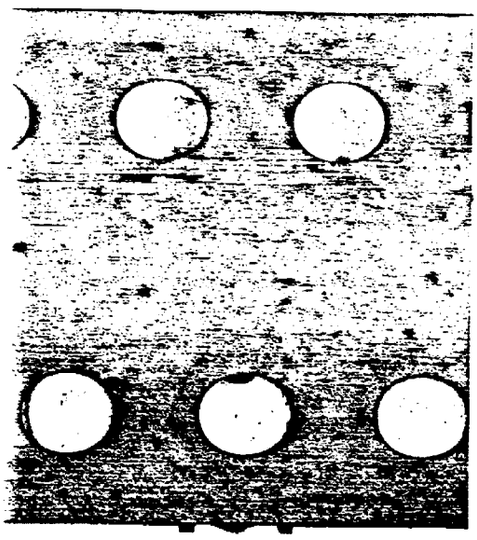
Subscribed and sworn to before me
this 12th day of December, 1994.

Margaret Jane Stuart
NOTARY PUBLIC

My Commission Expires: May 28, 1995

2768 12/13 0101 03CHECK 712.00





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

RECEIVED OF _____

FOR _____

BOOK 9544 PG 778

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	
				190000.00
			CON TX	703.00
			PRFEE	1.00
			WDEED	8.00
			TOTAL	712.00
			CHECK	712.00
12/13/94	01		14:15 0001	2768

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

16934
IDENTIF. ← REFERENCE

94 DEC 13 PM 2:1[illegible]
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 862731