BOOK 9649 PG 470

FILE BOX 45

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 80,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th day of April, 19 95

Notary Public

MY COMMISSION EXPIRES May 24, 1997

PATRICIA NICHOLS NOTARY PUBLIC AT LARGE DAVIDSON CO., TENNESSEE

THIS INSTRUMENT WAS PREPARED BY

METROPOLITAN ESCROW, INC., 217 Pineway Drive, Nashville, TN 37217

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Michael J. Millspaugh	Tennessee Mortgage Corporation	MAP 95-12-A
(NAME)	(NAME)	
2701 Airwood Drive	640 Spence Lane, Suite 123	PARCEL 213CO
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214	Nashville, TN 37217	03DZ86474
(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, Gil Smith, d/b/a Precision Homes

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Michael J. Millspaugh and wife, Karen J. Millspaugh

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:

BEING Lot No. 39, on the Final Plat, Phase Two, Lakeland, Section Two, of record in Plat Book 7900, Page 103, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being part of the same property conveyed to Gil Smith, d/b/a Precision Homes by deed from Third National Bank in Nashville, of record in Book 8919, page 19, said Register's Office.

This conveyance is subject to Restrictive Covenants of record in Book 7826, Page 462; and Book 8079, page 800, Register's Office for said County.

This conveyance is subject to all terms and provisions of the By-Laws of record in Book 7826, page 474, said Register's Office.

53030

IDENTIFICATION REFERENCE

95 APR 19 PM 1:20

FILED AND RECORDED
DAVIDSON COUNTY, TN.
REGISTER

unimproved ( )
This is improved (X) property, known as 2701 Airwood Drive, Nashville, TN 37214
(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 my hand this 12th day of April, 19 95

Gil Smith

Gil Smith

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 Gil Smith, d/b/a Precision Homes

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 12th day of April, 19 95.

Commission expires May 24, 1997

_____
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

PATRICIA NICHOLLS
NOTARY PUBLIC AT LARGE
DAVIDSON CO., TENNESSEE

3609.03 TENNESSEE TITLE

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 9649 PG 472

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 80500.00
CON TX 297.83
PRFEE 1.00
WDEED 8.00
TOTAL 306.83
CHECK 306.83

04/19/95 01 13:20 0001 2489

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

53030

IDENTIF. # REFERENCE

95 APR 19 PM 1:20

DAVIDSON COUNTY, TN

No. 901956