STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 44,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
25th DAY OF April 19 95

Notary Public

MY COMMISSION EXPIRES: 4/22/98
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Castleman & Wischhof, 110 Glancy Square, Suite 112, Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
William F. Milburn, Sr. (NAME)	Columbia National, Inc. (NAME)	MAP 60-16
2814 Jones Avenue (ADDRESS)	7142 Columbia Gateway Drive (ADDRESS)	PARCEL 123
Nashville, TN 37207 (CITY) (STATE) (ZIP)	Columbia, MD 21046-2132 (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, Zane G. Blackburne and wife, Mary E. Blackburne

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO William F. Milburn, Sr. and wife, Priscilla F. Milburn

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 part of Lot No. 21 on the plan of Joywood Heights, Section 3, not of record, described according to a survey made by George W. Watkins, Surveyor, August 5, 1957, as follows:

Beginning on the westerly margin of Jones Avenue at the southeast corner of the property conveyed to Carless Meadows and wife, by deed from T. W. Street and wife, of record in Book 2647, page 396, Register's Office for said County; thence with said Meadows southern boundary line north 89 degrees 15' West 275.4 feet to the southwest corner of said Meadows property; thence with said Meadows Western boundary line, North 12 degrees East 50 feet to the southeast corner of Lot No. 19 on said unrecorded plan; thence with the southerly line of Lots Nos. 19, 18, and 17 North 86 degrees West 345 feet and continuing in the same direction 217 feet to an iron pin in the easterly line of a 2 foot reserved strip; thence with the easterly line of said strip, South 1 degree 15' West 45.4 feet to an iron pin; thence South 81 degrees 30' East 825 feet to the westerly margin of Jones Avenue; thence with the same northwardly 50 feet to the beginning.

Being the same property conveyed to Zane G. Blackburne and wife, Mary E. Blackburne by deed from William L. Roberts and wife, Eulala Street Roberts, of record in Book 2799, Page 365, Register's Office for said County.

unimproved ( )
This is improved (X) property, known as 2814 Jones Avenue, Nashville, TN 37207
(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 hand s this 25th day of April 19 95

Zane G. Blackburne

Mary E. Blackburne

BOOK 9655 PG 785

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 Zane G. Blackburne and wife, Mary E. Blackburne

the bargainor s, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Goodlettsville, Tennessee, this 25th day of April, 19 95

Commission expires 11/27/98

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

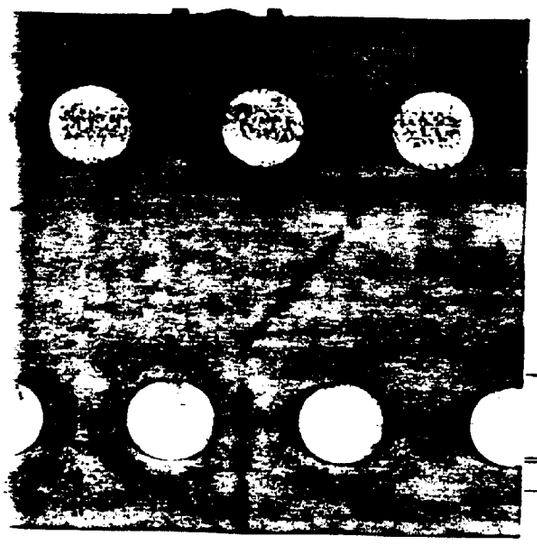
55130

IDENTIF. ↑ REFERENCE

95 APR 27 AM 8:40

FELIX A. ROBERTSON REGISTER
DAVIDSON COUNTY, TN.

4803 04/27 0101 03CHECK 171.80



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 9655 PG 786

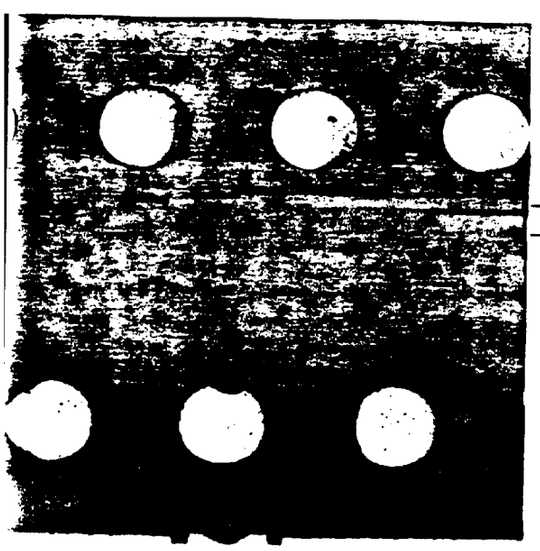
CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 44000.00
CON TX 162.80
PRFEE 1.00
MDEED 8.00
TOTAL 171.80
CHECK 171.80

04/27/95 01 08:42 0001 4803

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



55130
IDENTIF. ← REFERENCE

95 APR 27 AM 8:40

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 904247