BOOK 9704 PG 63

14

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 495,000.00

William F. Milburn
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th DAY OF June 19 95

Notary Public

MY COMMISSION EXPIRES: 7/24/97
(AFFIX SEAL)

JOHN T. COOK NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

THIS INSTRUMENT WAS PREPARED BY

JOHN T. COOK, P.C., 2927 BERRY HILL DRIVE, NASHVILLE, TN 37204

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
William F. Milburn (NAME)	NEW OWNER (NAME)	MAP PARCEL NO.
3706 Richland Ave. (ADDRESS)	(ADDRESS)	104-9-63
Nashville, TN 37205 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN 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, Steve Sirls , UNMARRIED

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO William F. Milburn and wife, Jane Walker 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 Lot No. 161 of Block 8 and Division "A" on the Plan of Richland Realty Company, of record in Book 161, page 151, Register's Office for Davidson County, Tennessee, and being more described as follows:

BEGINNING on the northerly margin of Richland Avenue at a point 200 feet westerly from the northwest corner of Richland Avenue and Craighead Street; thence running westerly from the northern margin of Richland Avenue 50 feet to a point; thence northerly and parallel with Craighead Street 192-1/2 feet to an alley 15 feet wide; thence easterly with alley 50 feet to a point; thence southerly and parallel to Craighead Street 192 1/2 feet to the beginning.
BEING the same property conveyed to Steve Sirls, by Deed from Linda Briggs, Executrix, of record in Book 9572, Page 828, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

95 JUN 16 PM 12:45
FELIX Z. HERSON II REGISTER
DAVIDSON COUNTY, TN.

IDENTIF. & REFERENCE 0070761

unimproved ( )
This is improved (X) property, known as 3706 Richland Ave., Nashville, TN 37205
(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 13th day of June 19 95

Steve Sirls
Steve Sirls

BOOK 9704 PG 64

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 Steve Sirls

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 13th day of June 19 99

Commission expires 7/24/97

Notary Public

JOHN I. COOK
NOTARY PUBLIC AT LARGE
STATE OF TENNESSEE

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, a 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 _____.

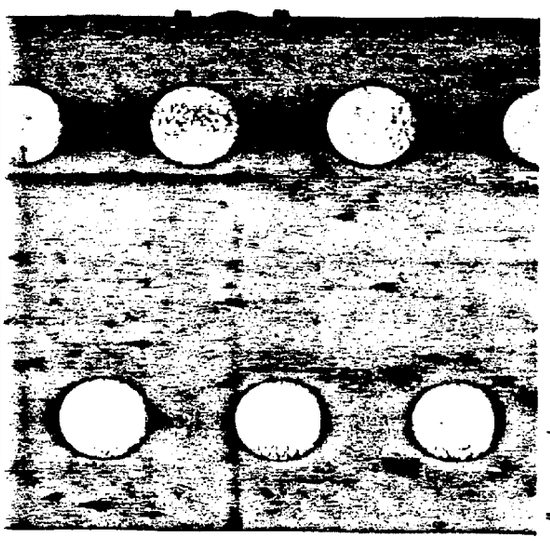
Witness my hand and official seal at office at _____ on this the _____ day of _____ 19_____ .

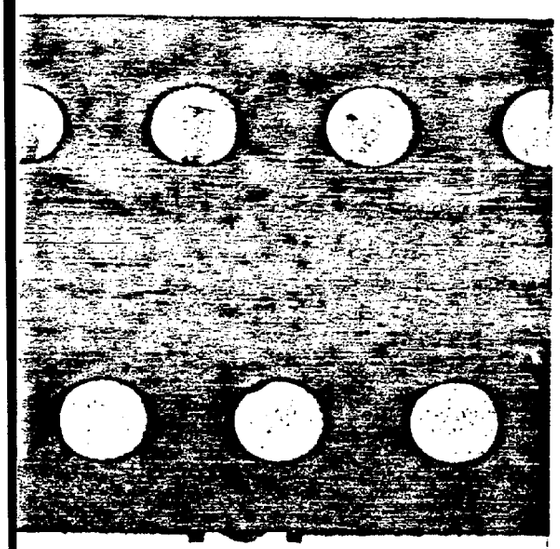
My commission expires _____

Notary Public

2003 06/16 0101 03CHECK 1840-50

DCTN01W





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

RECEIVED OF _____

FOR _____

BOOK 9704 PG 65

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	
				495000.00
			CON TX	1831.50
			PRFEE	1.00
			WDEED	8.00
			TOTAL	1840.50
			CHECK	1840.50
06/16/95	01		12:46 0001	2003

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0070761
IDENTIF. ↑ REFERENCE

95 JUN 16 PM 12:45
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 921232