53

BOOK 9899 PG 137

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 132,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
28th DAY OF February, 19 95

Notary Public

MY COMMISSION EXPIRES: 11 3/4/97
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, P.C., 121 First Ave. Suite 200, Franklin, Tennessee 37064

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Monique Reeder	Southeastern Mortgage of TN Inc.	MAP 173-4A
(NAME)	(NAME)	
309 Oak Highland Court	565 Marriott Drive Suite 250	PARCEL 54
(ADDRESS)	(ADDRESS)	
Antioch, Tennessee 37013	Nashville, Tennessee 37214	
(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, Gerald A. Milgie and wife, Leigh Ann Milgie

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Monique Reeder and Robert H. Reeder and America Reeder ~~Monique Reeder, unmarried,~~ Robert H. Reeder and America Reeder, husband and wife 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. 54 as shown on the Plan of Oak Highlands, of record in Book 6900, page 431-435, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Gerald A. Milgie and wife, Leigh Ann Milgie by deed from Donna Williams, Trustee of record in Book 9174, page 574, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO:

Declaration of covenants, conditions and restrictions of record in Book 7350, page 24, and re-recorded in Book 7367, page 587, Register's Office for Williamson County, Tennessee.

Plan of record in Book 6900, page 431-435 said Register's Office, shows an Owner's Certificate, certain notes, easements and setback lines.

Taxes for the year 1995 and subsequent years, a lien, but not yet due and payable.

0135306 IDENTIF. & REFERENCE

95 DEC 27 PM 1:25 FELIX Z. WILSON II REGISTER DAVIDSON COUNTY, TN.

This is improved (X) unimproved ( ) property, known as 309 Oak Highland Court, Antioch, Tennessee 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 hand s this 28th day of February, 19 95

Gerald A. Milgie

Leigh Ann Milgie

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Gerald A. Milgie and wife, Leigh Ann Milgie

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 Franklin, Tennessee, this 28th day of February, 19 95.

Commission expires 11 30 95

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 WILLIAMSON
Received for record the 06 day of
MARCH 1995 at 12:37 PM. (RECH 128133)
Recorded in official records
Book 1271 Page 731- 732
Notebook 54 Page 166
State Tax $ 488.40 Clerks Fee $ 1.00,
Recording $ 8.00, Total $ 497.40,
Register of Deeds SADIE WADE
Deputy Register BRENDA KING

1995 12:37 7.01 03CHECK

8.00