Box 58

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
RECD 9945-903
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 57,400.00

Patricia Milburn
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 12th DAY OF February 19 96

Ann Riddell
Notary Public

MY COMMISSION EXPIRES: 3/23/98
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

COMBOS & HIX, P. C., 315 Deaderick Street, Su. 1100, Nashville, TN 37238

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Danny Milburn (NAME)	Danny Milburn (NAME)	MAP 82-9
1301 2nd Avenue North (ADDRESS)	1002 Dickinson Lane (ADDRESS)	PARCEL 219 & 221
Nashville, TN 37208 (CITY) (STATE) (ZIP)	Franklin, TN 37069 (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, Smitty Ott Carter, Jr., William Craig Carter, Trustees and Individually as Beneficiaries of the Trust and Smitty Ott Carter, Individually as a Beneficiary HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Danny Milburn and wife, Patricia 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:

TRACT NO. 1:
Being the South 84 1/4 feet of Lot No. 24 on the Map of Hugh W. McGavock's Addition to Nashville, of record in Book 17, page 640, of the Register's Office for said County.

Said part of said lot fronts 84 1/4 feet on the west side of Second Avenue North and runs back between parallel lines, along the north margin of Monroe Street, 142.4 feet to a dead line or an alley.

TRACT NO. 2:
Being part of Lot No. 24 in H. W. McGavock's Addition to Nashville, as of record in Book 17, page 640, Register's Office for said County, and more particularly described as follows:

Beginning at a point in the westerly margin of Second Avenue North formerly Market Street, 84 feet north of the northwest corner of Monroe Street and Second Avenue North; thence westwardly parallel with the north margin of Monroe Street, 142 feet 4 inches to a point in the dividing line between Lot Nos. 9 and 24 on said plan; thence northwardly, with the dividing line between said Lots Nos. 9 and 24, 32 feet to a point; thence eastwardly, with a line parallel with the southerly line of Lot No. 23, 142 feet 4 inches to the westerly margin of Second Avenue North; thence southerly with the westerly margin of Second Avenue North, 32 feet to the point of beginning.

Being the same property conveyed to Ottis M. Carter by deed from Roslyn G. Silver, a widow, of record in Book 6162, page 956, Register's Office for Davidson County, Tennessee. AND being part of the same property conveyed to

CONTINUED

unimproved ( )
This is improved (X) property, known as 1301 2nd Avenue North, Nashville, TN 37208
(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 12th day of February 19 96

By: _____ Smitty Ott Carter Sr.
Smitty Ott Carter, Jr., Trustee and Individually — Smitty Ott Carter

By: _____
William Craig Carter, Trustee and Individually

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BOOK 9945 PG 914

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Smitty Ott Carter, Jr., William Craig Carter, and Smitty Ott Carter

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 Nashville, Tennessee, this 12th day of February, 19 96.

Commission expires 3/23/96

Ann B Waddell
Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Smitty Ott Carter, Jr. and William Craig Carter with whom I am personally acquainted and who upon their oath(s) acknowledged themselves to be the Trustees ~~said~~ respectively of the O.M. Carter Revocable Trust the within named bargainor, ~~and that~~ they as such Trustees ~~said~~ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of ~~the corporation~~, by the said Smitty Ott Carter, Jr. as such Trustee, and attesting the same by the said William Craig Carter as such Trustee.

Witness my hand and official seal at office at Nashville, TN on this the 12th day of February, 19 96.

My commission expires 3/23/96

Ann B Waddell
Notary Public

continuation of the legal description

Smitty Ott Carter, Jr. and William Craig Carter, Trustees with full power of sale, of record in Book 8882, page 446, said Register's Office. The Trust of O. M. Carter now being dissolved by virtue of his death and all conditions of the Trust being met, Smitty Ott Carter, Jr. and William Craig Carter convey this property as the Trustees and as the beneficiaries. Further Smitty Ott Carter, joins in this conveyance as the only other beneficiary to said Trust.

The above legal descirption is the same as used on the Deed of record in Book 6162, page 956, said Register's Office.

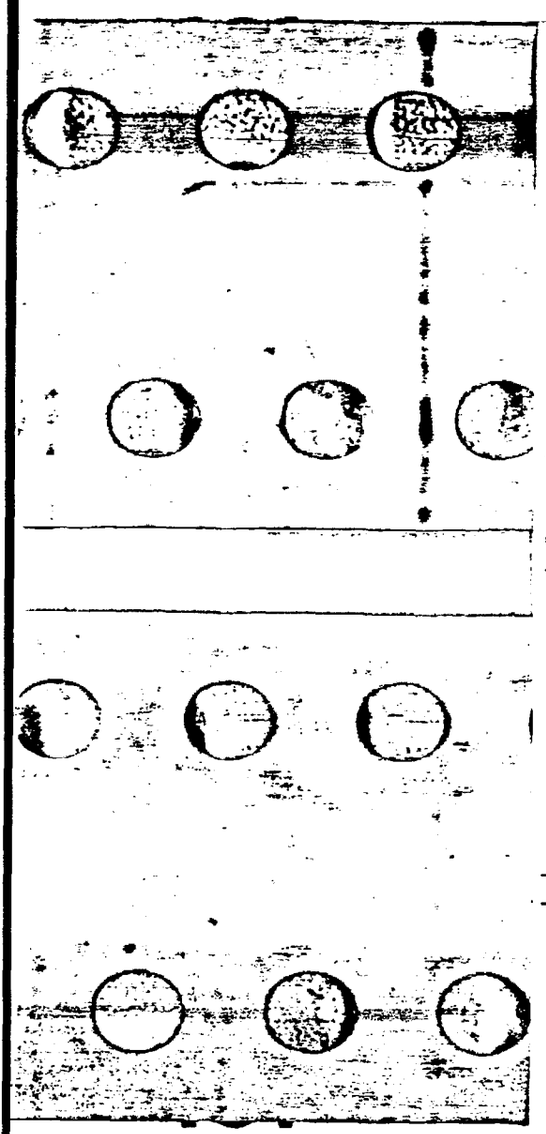
This conveyance is subject to 1996 taxes, prorated and assumed by the Grantees the day of closing; any and all easements located on the property; parties in possession; any and all leases not of record.

7393 02/12 0101 03CHECK
11.38

96 FEB 12 PM 3:52
FELIX Z. ...
DAVIDSON COUNTY, TN.

IDENTIFICATION REFERENCE

011,9826



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

RECEIVED OF _____

FOR _____

BOOK 9945 PG 905

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	57400.00
CON TX	212.38
PRFEE	1.00
WDEED	8.00
TOTAL	221.38
CHECK	221.38

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 0001 7393

0149826
IDENTIF. REFERENCE

96 FEB 12 PM 3:52
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1005594