24

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 71,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 19th DAY OF July 19 96

Notary Public

MY COMMISSION EXPIRES: My Commission Expires 5-23-98
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
TATUM & JONES, ATTORNEYS, 2001 CHARLOTTE AVENUE, SUITE 200, NASHVILLE, TN 37203

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
ANGELA M. WATSON, MARRIED	MICAL MORTGAGE, INC., A	49-0-138
(NAME)	CALIFORNIA (NAME) CORPORATION	
5346 BUENA VISTA PIKE	5151 MURPHY CANYON RD, SUITE 220	14DZ-19310
(ADDRESS)	(ADDRESS)	
NASHVILLE, TN 37218	SAN DIEGO, CA 92123	
(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, FRED R. MILLIKEN AND WIFE, ANNIE B. MILLIKEN

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO ANGELA M. WATSON, MARRIED AND ANGELA AND RUFUS S. STANTON AND WIFE, FAYE E. STANTON

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, and being more particularly described as follows:

BEGINNING at a point in the center of BUENA VISTA PIKE, at the Northwest corner of the property conveyed to William True by deed of record in Book 3832, page 520, Register's office; thence with the center of said Pike, North 14 degrees West 146.1 feet to the center of a concrete box hedge crossing White's Creek; thence leaving said Pike and with the meanders of White's Creek as follows: North 67 degrees 30 minutes East 152.6 feet to a point; thence North 58 degrees 41 minutes East 210.5 feet to a point; thence South 47 degrees 44 minutes East 201 feet to a point and South 05 degrees 22 minutes East 82.6 feet to a point, the Northeast corner of the property conveyed to True above referred to; thence with his northerly line, westerly 452 feet to the point of BEGINNING.

BEING the same property conveyed to FRED R. MILLIKEN AND WIFE, ANNIE B. MILLIKEN, by deed from Ruby Hand, A Widow, of record in Book 6690, page 811, Register's Office for DAVIDSON County, Tennessee.

Said property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the premises.

*** CONTINUED ***

unimproved ( )
This is improved (X) property, known as 5346 BUENA VISTA PIKE, NASHVILLE, TN 37218
(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 19th day of July 19 96

Fred R Milliken
FRED R. MILLIKEN

Annie B. Milliken
ANNIE B. MILLIKEN

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 FRED R. MILLIKEN AND WIFE, ANNIE B. MILLIKEN

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 19th day of July 19 96

Commission expires 07/26/97

I. DYKE TATUM 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

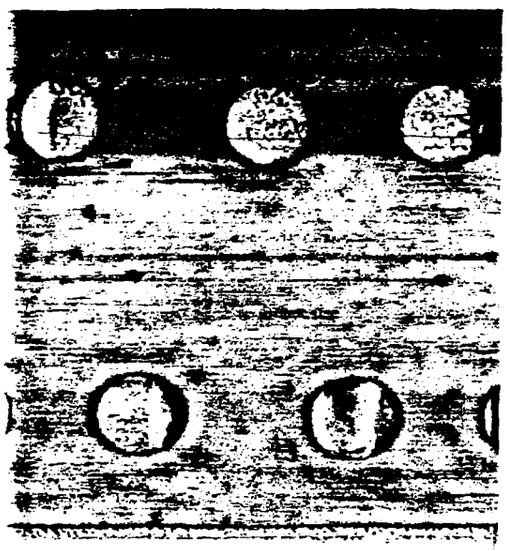
***** CONTINUATION**

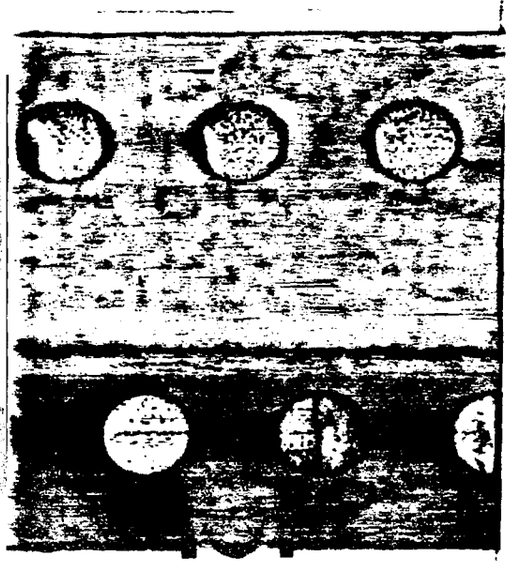
SOURCE OF DESCRIPTION: DESCRIPTION OF PREVIOUS DEED OF RECORD

0207088
IDENTIFICATION REFERENCE

96 JUL 25 AM 10:19
FELIX Z. WILSON III REGISTER
DAVIDSON COUNTY, TN.

0023 07/25 0101 03CHECK 271.70





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

RECEIVED OF _____

FOR _____

BOOK 10131 PG 804

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 71000.00
				CON TX 262.70
				PRFEE 1.00
				MDEED 8.00
				TOTAL 271.70
				CHECK 271.70
			07/25/96 01	10:23 0001 9023

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0207088
IDENTIF. & REFERENCE

96 JUL 25 AM 10:19
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1066642