0213609

IDENTIF. ↑ REFERENCE

PREPARED BY (AND RETURN TO):

WILKINS & IVEY
Attorneys At Law
2405 Crestmoor Road; P.O. Box 150157
Nashville, Tennessee 37215-0157
Ph. (615) 298-3312 - Fax. 292-8746

W & I Ref: (cmw) Title No: 38059
Dav. Co. File: Box 8

96 AUG 12 AM 10:48

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

BOOK 10153 PG 526

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Kenneth E. Milburn Juliane L. Milburn 1324 Barnes Road Antioch, Tennessee 37013	Chase Manhattan MortgageCorporation P.O. Box 341590 Columbus, Ohio 43234-1590

TAX MAP-PARCEL NUMBERS: 173-00-123 05DU 26123

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **John H. Wayne, II and spouse, Carol L. Wayne,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Kenneth E. Milburn and spouse, Juliane L. Milburn,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

LAND in Davidson County, Tennessee, being shown on the Plat of the John A. Wittes, Jr., et ux property of record in Plat Book 5190, page 457, said Register's Office, and being described as follows:

BEGINNING in the northerly margin of Barnes Road at the southeast corner of Lot No. 398 on the plan of Section 1, Monte Carlo Estates, of record in Book 4675, page 58, Register's Office for said County; thence with the easterly lines of Lot Nos. 398, 396 and 395 on said plan, north 09 degrees 06 minutes 16 seconds east 241.68 feet to the most westerly sout' ..est corner of the property conveying to Clyde E. O'Brien, Sr. 3t ux, by deed from J. E. Moore, et al, of record in Book 3068, page 390, said Register's Office; thence with the southerly line of the westerly portion of said O'Brien's property south 88 degrees 21 minutes 12 seconds east 139.05 feet to an iron pin at the northwest corner of that portion of the property conveyed to Alice D. Elliott by deed from Lucy Jones, of record in Book 3617, page 441, said Register's Office, remaining after said Elliott's conveyance of the property herein described; thence with the westerly line of said Elliott's remaining property south 09 degrees 06 minutes 16 seconds west 259.58 feet to an iron pin in the northerly margin of Barnes Road; thence with the northerly margin of Barnes Road north 80 degrees 57 minutes 23 seconds west 137.88 feet to the point of beginning, containing 0.797 acres more or less. Together with the rights, if any, in that certain easement of record in Book 5643, page 775, said Register's Office.

BEING the same property conveyed to John H. Wayne, II and wife, Carol L. Wayne by deed from Thomas E. Thames and wife, R. Cherie Thames of record in Book 7694, page 556, Register's Office for Davidson County, Tennessee.

Description Reference: The description is the same as that used in the last deed prior to this transaction.

This conveyance is subject to any and all matters shown on the herein referenced Plan of

record in said Register's Office. BOOK 10153 PG 527

This is improved property, known as: 1324 Barnes Road, Antioch, Tennessee 37013

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 9th day of August, 1996.

John H. Wayne, II

Carol L. Wayne

State of Tennessee
County of Davidson

On this 9th day of August, 1996, before me the undersigned authority, personally appeared **John H. Wayne, II** and **Carol L. Wayne**, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: _____ Notary Public

PERCY WILKINS, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. EXP. 5-28-2000

State of Tennessee
County of Davidson

A F F I D A V I T

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 121000.00

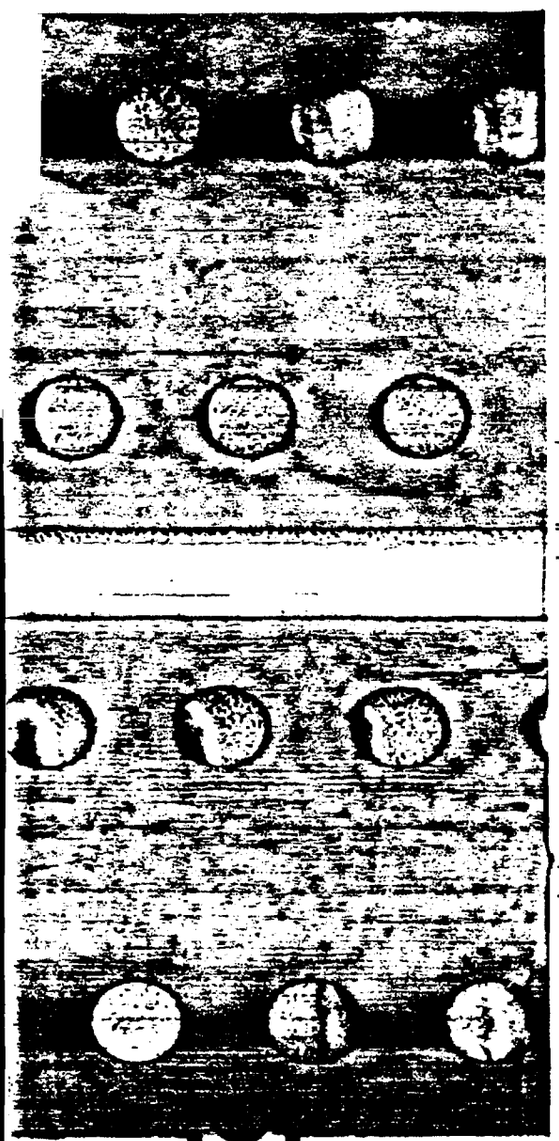
Affiant

Sworn and subscribed before me on the 9th day of August, 1996.

My Commission Expires: _____ Notary Public

PERCY WILKINS, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. EXP. 5-28-2000

6033 08/12 0101 03CHECK 456-70



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

RECEIVED OF _____

FOR _____

BOOK 10153 PG 528

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 121000.00
				CON TX 447.70
				PRFEE 1.00
				WDEED 8.00
				TOTAL 456.70
				CHECK 456.70
			08/12/96 01	10:50 0001 6033

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0213609
IDENTIF. ↑ REFERENCE

96 AUG 12 AM 10:48
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1018624