BOOK 10403 PG 727

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 45,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4th DAY OF April 19 97

Notary Public

MY COMMISSION EXPIRES: 9.23.00
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

EAST END TITLE & ESCROW, INC., 405 TWO MILE PIKE, SUITE C, GOODLETTSVILLE, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
JAMES F. MILLIKIN, II	SAME	MAP 43-10-0-B
(NAME)	(NAME)	
555 DUPONT AVE. E-97		PARCEL 97.00 CO
(ADDRESS)	(ADDRESS)	
MADISON, TN 37115		
(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, JAMES W. SPEARS, BY AND THROUGH JUANETTA SPEARS, ATTORNEY IN FACT, AND WIFE, JUANETTA SPEARS

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO JAMES F. MILLIKIN, II AND WIFE, DIANA L. MILLIKIN

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:

Being Unit No. E-97 on the Plan of Madison Park Condominiums, Phase II, according to the Master Deed of record in Book 5462, page 614, as corrected by Book 5608, page 551 and amended by Book 8014, page 416, in the Register's Office of Davidson County, Tennessee, and more particularly described in Plat Book 5200, pages 179 thru 182, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Being the same property conveyed to JAMES W. SPEARS AND WIFE, JUANETTA SPEARS by Deed of record in Book 8414, page 492, Register's Office for Davidson County, Tennessee.

JUANETTA SPEARS executes this instrument on behalf of JAMES W. SPEARS pursuant to Durable Power of Attorney which is recorded simultaneously herewith.

02922287
IDENTIFICATION
97 APR -8 PM 10:03
DAVIDSON COUNTY, TN.

7087 04/08 0101 03CHECK 175.50

MAIL ENV.

unimproved ( )
This is improved (X) property, known as 555 DUPONT AVENUE, E-97, MADISON, TN 37115
(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 4th day of April 19 97

James W Spears
JAMES W. SPEARS

Juanetta Spears
JUANETTA SPEARS

BY: Juanetta Spears
JUANETTA SPEARS, ATTORNEY IN FACT

BOOK 10409 PG 728

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 ~~JAMES W. SPEARS AND WIFE~~ JUANETTA SPEARS

the bargainor ~~XX~~, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that ~~she~~ executed the within instrument for the purposes therein contained. Witness my hand and official seal at GOODLETTSVILLE, Tennessee, this 4th day of April 19 97.

Commission expires 9/23/00

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 DAVIDSON:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JUANETTA SPEARS, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the Attorney In Fact for JAMES W. SPEARS and is authorized by JAMES W. SPEARS to execute this instrument on his behalf.

WITNESS my hand and official seal on this the 4th day of April, 1997.

NOTARY PUBLIC

My commission expires: 9/23/00

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

RECEIVED OF _____

FOR _____

BOOK 10409 PG 729

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 45000.00
				CON TX 166.50
				PRFEE 1.00
				WDEED 8.00
				TOTAL 175.50
				CHECK 175.50
			04/08/97 01	10:04 0001 7087

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

02292287
IDENTIFICATION REFERENCE

97 APR -8 AM 10:03
FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN.

No.1137316