STATE OF TENNESSEE
COUNTY OF DAVIDSON

The Actual Consideration or value, whichever is greater, for this transfer is $ 31,000.00

Affiant

Sworn to and subscribed before me this the 3 day of Feb, 1999.

Notary Public

My Commission Expires: 7-27-02

(Affix Seal)

THIS INSTRUMENT PREPARED BY:
Jack Green, Attorney at Law, 141 Thompson Lane, Nashville, TN. 37211

Address New Owner(s) as Follows	Mortgage: and Send Tax Bill To:	Map-Parcel Numbers
CALVIN MILLRANEY	SAME	118-04
Name	Name	36.
96 Hockory Hollow Pike		
(Street Address or Route Numbers)	(Street Address)	
Antioch, TN 37013		
(City) (State) (P. O. Zip)	(City) (State) (Zip)	

For and in 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 **Frank Millraney and Grace Denny as Co-Executors of the Estate of Mary Ruth Millraney, deceased and under authority of the Will of the Deceased which is of record in the Probate Court for Davidson County, Tennessee, at Nashville, under Docket Number 98P-1323,**

have bargained and sold, and by these presents do transfer and convey unto

CALVIN MILLRANEY

his heirs and assigns, a certain tract or parcel, of land in Davidson County, State of Tennessee, Described as follows: to-wit:

A TRACT of land in the 6th, formerly 9th Civil District of Davidson County, Tennessee, being known as Tract No. 6 on the Map of a Re-Subdivision of Lots 1 to 6, inclusive of a part of the J. W. Russwurm Property on Rose or Rosedale Avenue, and described according to a copy of a survey made by Hal R. Swann, Jr., Surveyor, March 8, 1948.

BEGINNING at a point in the northerly margin of Rosedale Avenue at the common corner of Lots Nos. 5 and 6; thence northerly along the line between said lots, 184.4 feet to an iron pin at the common rear corners of said lots; thence westerly 58 feet to an iron pin at the common corners of Lots Nos. 6 and 7; thence southerly along the line between said Lots 193.5 feet to the northerly margin of Rosedale Avenue; thence easterly along said Avenue 59 feet to the beginning.

BEING the same property conveyed to Mary Ruth Millraney by Warranty Deed from Ernest McAloy Powers, unmarried, of record in Book 3432, Page 583, Register's Office for Davidson County, Tennessee and under the authority of the Will of Mary Ruth Millrany, deceased, under Docket Number 98P-1323 of the Probate Court of Nashville, Davidson County, Tennessee.

Subject to restrictions of record in Book 2294, page 486, Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (x) property, known as 520 Rosedale Ave. Nashville, TN 37211
(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 3rd day of February, 1999.

FRANK MILLRANEY

GRACE DENNY

STATE OF TENNESSEE
Davidson County

BOOK 11329 PAGE 694

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Frank Millraney and Grace Denny Co-Executors of the Estate of Mary Ruth Millraney

the bargainor, 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 3rd day of February, 1999.

Lucy M. Bissell
Notary Public

Commission Expires 7-27-02

STATE OF TENNESSEE
Davidson County

Before me, _____ a Notary Public in and for the State and County aforesaid, personally appeared _____

with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the _____ of the _____ a corporation, and that he as such _____, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as _____.

Witness my hand and official seal at _____, _____, this ____ day of _____, 19____.

Commission Expires _____

_____ Notary Public

WARRANTY DEED

FROM
ESTATE OF RUTH MILLRANEY

TO
CALVIN MILLRANEY

Guaranty Title and Escrow Co.
Suite 105, Priest Lake Professional Building
2711 Murfreesboro Road
Antioch, Tennessee 37013
Phone (615) 367-0595
Phone (615) 367-0697

98145789

IDENTIF. & REFERENCE

99FEB-5 AM 10:04

PAUL LARRETT REGISTER
DAVIDSON COUNTY, TN.

PICK-UP

2276 02/05 0101 03CHECK 125.70

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11329 PAGE 695

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	CFEE - COMPUTER FEE	PRFEE - PROBATE FEE

0545789

IDENTIF. ↓ REFERENCE

99FEB -5 AM 10:04

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

CAMT	31000.00
CON TX	114.70
PRFEE	1.00
WDEED	8.00
CFEE	2.00
TOTAL	125.70
CHECK	125.70

02/05/99 01 10:04 0001 2376

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1421697