NOTARY PUBLIC AT LARGE DAVIDSON CO.

My Commission Expires SEPT 23, 2000

STATE OF TENNESSEE 9564
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 70,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th DAY OF February, 19 99.

Notary Public

MY COMMISSION EXPIRES:

THIS INSTRUMENT WAS PREPARED BY

J. Blake Freeman, Attorney at Law, 51 Century Blvd., #110, Nashville, TN 37214

NAME	ADDRESS	
ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Karen G. Sego	Franklin American Mortgage Company	134-13-16
(NAME)	(NAME)	
278 Penfield Drive	501 Corporate Centre Drive	
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRES)	
Nashville, TN 37211	Franklin, TN 37067	
(CITY) (STATE) (P.O. ZIP)	(CITY) (STATE) (ZIP)	

BOOK 11332 PAGE 955

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, Marie Millrany, a widow

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Karen G. Sego, a/k/a Karen Gale Sego

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:

A certain tract or parcel of land in Davidson County, Tenneseee, described as follows, being Lot No. 74 on the Plan of Kenilworth Estates, Section 2, as of record in Book 2900, page 126, Register's Office for said County.

Said Lot No. 74 fronts 69 feet on the northerly side of Penfield Drive and extends back 151.5 feet on the westerly line and 150.4 feet on the easterly line to a dead line measuring 69 feet thereon.

BEING the same property conveyed to Harvey E. Millrany and wife, Marie Millrany, by deed from Robert E. Green, Sr., and wife, Ruby C. Green, filed of record in Book 4726, page 162, Register's Office for Davidson County, Tennessee; the said Harvey E. Millrany having since died, the property vests in Marie Millrany as surviving tenant by the entirety.

THIS conveyance is subject to any and all existing easements, restrictions and building setback lines of record.

This is improved property known as 278 Penfield Drive, Nashville, TN 37211

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 her hand this 5th day of February, 19 99.

Marie Millrany
Marie Millrany

RECORDERS MEMO
~~LEGIBILITY OF WRITING, TYPING OR~~
PRINTING IN THIS DOCUMENT
UNSATISFACTORY WHEN RECEIVED

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

Marie Millrany, a widow

the bargainor____, 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 Nashville, Tennessee, this 5th day of February, 19 99.

My commission expires _____

Notary Public

COMMISSION EXPIRES SEPT. 23, 2000

0546789

IDENTIFICATION/REFERENCE

99 FEB -9 AM 8:23

REGISTER
DAVIDSON COUNTY, TN

270.00 02/09/99 0101 03CHECK

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR

BOOK 11332 PAGE 957

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

0546789

IDENTIFICATION REFERENCE

99FEB-9 AM 8:23

WILLIAM R. GARRETT
REGISTER
DAVIDSON COUNTY, TN.

CAMT	70000.00
CON TX	259.00
PRFEE	1.00
MOFEE	8.00
CFEE	2.00
TOTAL	270.00
CHECK	270.00

01/09/99 01 08:22 0001 3478

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1422774