WARRANTY DEED

BOOK 11744 PAGE 485

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $83,500.00

David L. Davis
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11TH DAY OF NOVEMBER, 1999 AT LARGE

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL)

DAVIDSON COUNTY TENN
My Commission Expires JAN. 27, 2001

THIS INSTRUMENT WAS PREPARED BY
Mail **Premier Title & Escrow, LLC**
111 Westwood Place, Suite 304, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Donald F. Milligan	Mortgage Factory, Inc.	96-10 / 243
(NAME)	(NAME)	
707 Braidwood Drive	2000 Bering Drive, Suite #550	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214	Houston, TX 77057	
(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, **David L. Davis, and wife, Martha D. Davis**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Donald F. Milligan, and wife, Clara M. Milligan**, 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, Being Lot No. 325 on the plan of Cloverhill Subdivision, Section 5, of record in Book 2133, page 88, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description thereof.

Being the same property conveyed to David L. Davis and wife, Martha D. Davis by deed from Elliott T. Davis and wife, Nita B. Davis, of record in Book 2691, page 545, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following:

1. Taxes for the year 2000, a lien, but not yet due and payable.
2. The Plan for Cloverhill Subdivision, Section V, of record in Book 2133, page 88, Register's Office for Davidson County, Tennessee.
3. Restrictive covenants contained in an instrument of record in Book 2273, page 88, Register's Office for Davidson County, Tennessee.

unimproved
This is improved x property, known as 707 Braidwood Drive, Nashville, TN 37214
(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 my/our hand(s) this 11th day of November, 1999.

David L. Davis
David L. Davis

Martha D. Davis
Martha D. Davis

STATE OF TENNESSEE

COUNTY OF DAVIDSON

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On this 11th day of November, 1999, before me, the undersigned Notary in and for said state and county, appeared David L. Davis and Martha D. Davis, known to me or who proved to be the persons who acknowledge that they executed the foregoing on their own free act and deed.

Witness my hand and official seal at Brentwood, Tennessee this November 11, 1999.

Commission expires:

Notary Public

AT LARGE

DAVIDSON COUNTY, TENN

My Commission Expires JAN. 27, 2001

D0657826

99 NOV 16 PM 12:54

11785 11/16 0101 CHECK 319.95

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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

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0657826

REFERENCE

99 NOV 16 PM 12:54

		CAMT	83500.00
		CON TX	308.95
		PRFEE	1.00
		WDEED	8.00
		CFEE	2.00
		TOTAL	319.95
		CHECK	319.95
11/16/99	01	12:55	0001 1785

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1539456