PLEASE RETURN TO:
AMERICAN ESCROW COMPANY
105 HAZEL PATH P.O. BOX 1733
HENDERSONVILLE, TN 37077

Instr:200001180005924 Page: 1 OF 3
REC'D FOR REC 01/18/2000 5:11:50PM
RECORD FEE: $15.00
M. TAX: $0.00 T. TAX: $290.45

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 78,500.00

Amy D. Milliken
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th **DAY OF** January, 2000

K. J. Shelton
Notary Public

MY COMMISSION EXPIRES August 24, 2003
(AFFIX SEAL)

K. J. SHELTON NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
AMERICAN ESCROW COMPANY, 105 Hazel Path, P.O. Box 1733, Hendersonville, TN 37077

NAME	ADDRESS	
ADDRESS NEW OWNER(S) AS FOLLOWS:	**MORTGAGEE: SEND TAX BILLS TO**	**MAP-PARCEL NUMBERS**
Steven W. Milliken	Franklin American Mortgage	4D 42720
(NAME)	**(NAME)**	
604 Lawrence Street	501 Corporate Centre Dr. S-400	44-11-108
(STREET ADDRESS OR ROUTE NUMBER)	**(STREET ADDRESS)**	
Old Hickory, TN 37138	Franklin, TN 37067	
(CITY) (STATE) (P.O. ZIP)	**(CITY) (STATE) (P.O. 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, Mildred Lawson Mangrum, William D. Lawson, Dee Lawson Martin, James R. Lawson and Sarah Lawson Oliver as heirs and devisees of the estate of Lydia W. Lawson, deceased

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Steven W. Milliken and wife, Amy D. Milliken

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 Number 112 on the Plan of Section A, Village of Old Hickory, of record in Plat Book 1424, Page 68, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to S. W. Lawson and wife, Lydia W. Lawson by Deed of record in Book 1763, Page 322, Register's Office for Davidson County, Tennessee.
S. W. Lawson having since died on June 5, 1979, in Davidson County, Tennessee.

Lydia W. Lawson having since died on March 24, 1999. Reference is hereby made to the Last Will and Testament of Lydia Bell Lawson, a/k/a Lydia W. Lawson, wherein she did bequeath all of her property, real and personal to her children, William D. Lawson, Mildred Lawson Mangrum, Dee Lawson Martin, James R. Lawson and Sarah Lawson Oliver, equally, each one-fifth.

This conveyance is subject to all restrictions and easements of record.

Thomas E. Mangrum, spouse of Mildred Lawson Mangrum, Norma Jean Lawson, spouse of William D. Lawson, Glenn Martin, spouse of Dee Lawson Martin, Teresa Lawson, spouse of James R. Lawson and W.J. Oliver, spouse of Sarah Lawson Oliver, joins in this conveyance for the express purpose of conveying any and all of their right, title and interest, including all marital and homestead rights in and unto the within described property to the named Grantees.
Reference is hereby made to the Power of Attorney of Dee Lawson Martin and husband, Glenn Martin being recorded simultaneously herewith. The Affidavit of Attorney in Fact is hereby added to and made a part hereof.

~~Unimproved~~ This is improved XXX property, known as 604 Lawrence Street (House Number) (Street) Old Hickory, TN 37138 (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 14th day of January ,2000

Mildred Lawson Mangrum, Executrix — William D. Lawson — Dee Lawson Martin, By Mildred Mangrum, her Attorney in Fact

Mildred Lawson Mangrum — James R. Lawson — Sarah Lawson Oliver — Thomas E. Mangrum

Norma Jean Lawson
Norma Jean Lawson

W. Oliver
W.J. Oliver

Glenn Martin, Mildred Mangrum
Glenn Martin, BY: Mildred Mangrum, his Atty-in-fact

Teresa Lawson
Teresa Lawson

STATE OF TENNESSEE
County of Davidson

Personally appeared before me,
Mildred Lawson Mangrum, William D. Lawson, James R. Lawson and Sarah Lawson Oliver,*
with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.
*Thomas E. Mangrum, Norma Jean Lawson, Teresa Lawson, W.J. Lawson & Sarah Lawson Oliver

Witness my hand, at office, this 14th day of January, 2000

Commission expires August 24, 2003

K. J. Shelton
Notary Public

K. J. SHELTON NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENN.

STATE OF TENNESSEE
County of Davidson

Personally appeared before me, Mildred Mangrum, in her capacity as Attorney in Fact for
Dee Lawson Martin and husband Glenn Martin
with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Attorney in Fact of the maker or a constituent of the maker, and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 14th day of January, 2000

Commission expires August 24, 2003

K. J. Shelton
Notary Public

K. J. SHELTON NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

PERSONALLY APPEARED BEFORE ME, MILDRED LAWSON MANGRUM, IN HER CAPACITY AS EXECUTRIX OF THE ESTATE OF LYDIA W. LAWSON, DECEASED, WITHIN WHOM I AM PERSONALLY ACQUAINTED AND WHO WHO ACKNOWLEDGED THAT SHE EXECUTED THE WITHIN INSTRUMENT FOR THE PURPOSES THERIN CONTAINED, AND WHO FURTHER ACKNOWLEDGED THAT SHE IS THE EXECUTRIX OF THE ESTATE OF LYDIA W. LAWSON, DECEASED, AND IS AUTHORIZED BY THE MAKER TO EXECUTE THIS INSTRUMENT THIS INSTRUMENT ON BEHALF OF THE MAKER.

WITNESS MY HAND, AT OFFICE, THIS 14TH DAY OF JANUARY, 2000

My Commission Expires: 08/24/03

K. J. Shelton, Notary Public

K. J. SHELTON NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENN.

AFFIDAVIT OF ATTORNEY IN FACT

PURSUANT TO THE POWER OF ATTORNEY OF:

Dee Lawson Martin and husband, Glenn Martin

STATE OF TENNESSEE
COUNTY OF Davidson

The undersigned Affiant, being first duly sworn, deposes and says as follows:

1. That the document to which this Affidavit, or a certified true copy of this Affidavit, is attached was executed by the undersigned as Attorney in Fact for the principal thereon shown.

2. That the execution is proper and within the scope of the power and authority granted unto the undersigned by said principal.

3. That the undersigned has no knowledge or notice of the termination of the power and authority granted unto the undersigned as Attorney in Fact for the said principal, either by revocation or by the said principal's death.

FURTHER THE AFFIANT SAYETH NOT:

WITNESS my hand on this the 14th day of January , 2000 .

Mildred Mangrum
Mildred Mangrum

SWORN to and subscribed before me, this the 14th day of January 2000 .

Notary Public K.J. Shelton

K.J. SHELTON NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENN.

My Commission Expires: 08/24/03