RECORD AND RETURN TO: 56
NASHVILLE ESCROW COMPANY
2209 CRESTMOOR ROAD, SUITE 220
NASHVILLE, TN 37215
(99-928)

Prepared by:
Samuel F. Anderson
Attorney at Law
2016 Eighth Avenue South
Nashville, TN 37204

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater for this transfer is $120,000.00.

Affiant

Subscribed and sworn to before me, this 14 day of January, 2000.

Notary Public

My commission expires 9/27/01

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE PAMELA B. MATHENEY

Instr:200001250008153 Page: 1 OF 2
REC'D FOR REC 01/25/2000 11:34:19AM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $444.00

Address of New Owner:	Send Tax Bills to:	Tax Information	
Michael W. Page	Same	Map	Parcel
1055 Wildlife Trail		102-12-0	086
Kingston Springs, TN 37082			

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, J. W. Irvin, Sr., as Administrator of the Estate of Virginia Beatrice Irvin, Grantor, has bargained and sold, and does hereby transfer and convey unto Michael W. Page, and unmarried person, hereinafter called the Grantee(s) his heirs and assigns, certain tracts or parcels of land in Davidson County, State of Tennessee, described as follows:

Being Lot No. 64 on the Plan of Horton Heights, Section 10, of record in Plan Book 2133, Page 32, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Beatrice Irvin Milligan by decree of Divorce dated February 26, 1965 said Decree being from the Fourth Circuit Court of Davidson County, Tennessee, docket Number 40807, of record in Register's office for Davidson County, Tennessee; and being the same property conveyed to Earl D. Milligan and wife Beatrice I. Milligan in Book 3374, page 417 Register's Office Davidson County, Tennessee.

This conveyance is made subject to the following: 1) 2000 taxes a lien which are not yet due and payable 2) 1999 taxes due in the amount of $1,273.06, But not delinquent until March 1, 2000; 3) Subject to the Plan of record in Book 2133, page 32, said register's office; 4) Subject to the terms and conditions found in order to sell real estate, pay debts and directing distribution of proceeds, of record in docket No 99P-1109, Davidson County, Tennessee.; 5) Subject to the terms found in the assignment of right to purchase real estate from James M. Plumblee to Michael W. Page, dated December 17, 1999; 6) Subject to the following claims described in Davidson County Probate Court: 1) Associates National Bank in the amount of $868.10, Account 42649; 2) Roesch-Patton Funeral Home in the amount of $7,794.53, Funeral 42893; 3) MBNA America in the amount of $5,019.99, account 43265; 4) Electric Service Credit Union in the amount of $48,361.28, Loan & Expenses 44132; 5) Claim filed by First USA Bank, N.A. in the amount of $1,894.48, Visa 44738; Notice of hearing for claim filed by First USA Bank, N.A. will be held on 2/8/00.

This property is improved property known as: 6609 Fleetwood Drive, Nashville, Tennessee.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee(s), their heir and assigns, forever. Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized and possessed of

said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to said Grantee(s), 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 hand this 18th day of January, 2000.

THE ESTATE OF VIRGINIA BEATRICE IRVIN

J. W. Irvin, Sr. Adm

J. W. Irvin, Sr, Administrator

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned authority, a Notary Public in and for said County and State, personally appeared J. W. Irvin, Sr., 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 Administrator of the Estate of Virginia Beatrice Irvin, the within bargainor, and that J. W. Irvin, Sr. as such Administrator being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the Estate by himself as such Administrator.

Witness my hand and official seal at Nashville, Tennessee, this 18th day of January, 2000.

JACQUELINE G. BROWN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Jacqueline G. Brown
Notary Public

My Commission expires:

My Commission Expires MAR. 29, 2003