WARRANTY DEED

Davidson County DEEDWARR
Recvd: 12/31/03 13:47 2pgs
Fees:13.00 Taxes:277.50

20031231-0184927

G-1897-F

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 75,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
30th DAY OF December 2003

NOTARY PUBLIC AT LARGE
Notary Public
My Commission Expires 9/24/05

KATHY J. BYERS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY MY COMMISSION EXPIRES SEPTEMBER 24, 2005 (AFFIX SEAL) STATE OF TENNESSEE

THIS INSTRUMENT WAS PREPARED BY

William D. Castleman, Attorney, 110 Glancy Street, Suite 112, Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ben R. McMillan	New Owner	MAP 42-4
(NAME)	(NAME)	
145 Green Acres Road		PARCEL 38
(ADDRESS)	(ADDRESS)	
Cottontown, TN 37048		
(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, Mary Jane Gregory and Mildred Ann Elrod, both unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Ben R. McMillan

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 a part of the west part of Lot No. 15, on the Map of Bransford Realty Company's Amqui Subdivision, of record in Book 421, Page 38, Register's Office for Davidson County, Tennessee, and described according to a survey made by Z. P. Wilkinson, Surveyor, dated November 3, 1958, as follows, to wit:

Beginning at an iron pipe in the southerly margin of Amqui Circle said point being 140 feet west and with the curve of Amqui Circle from the northwest corner of the property conveyed to H. C. Travis, of record in Book 1969, Page 423, Register's Office for said County; thence South 13 deg. 15 min. West 385.5 feet to an iron pipe; thence North 82 deg. 30 min. West 80 feet to an iron pipe; thence North 19 deg. 45 min. West 339.8 feet to an iron pipe in the southerly margin of Amqui Circle; thence North 66 deg. 05 min. East 115 feet to the point of beginning.

BEING the same property conveyed to Mary Jane Gregory and Mildred Ann Elrod, by deed from Andrew D. Gregory, and wife, Georgia Gregory, of record in Book 8169, Page 730, Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 1006 Highland Circle, Madison, TN 37115
(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 30th day of December, 2003

Mary Jane Gregory

Mildred Ann Elrod

DCTN01WC

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Mary Jane Gregory and Mildred Ann Elrod, both unmarried

the bargainor s, 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 Goodlettsville, Tennessee, this 30th day of December 2003.

Commission expires 9/24/05

Kathy J. Byers
Notary Public

KATHY J. BYERS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
AT LARGE
Kathy J. Byers
My Commission Expires
September 24, 2005
STATE OF TENNESSEE

STATE OF TENNESSEE
COUNTY OF

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____, _____.

My commission expires _____

_____
Notary Public