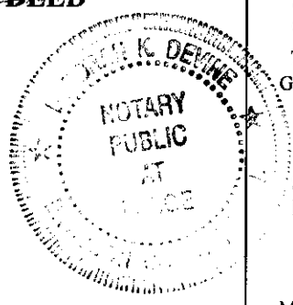
WARRANTY DEED



Davidson County DEEDWARR
Recvd: 02/03/04 13:00 3pgs
Fees:18.00 Taxes:11.10

20040203-0013025

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $3,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30TH DAY OF JANUARY, 2004.

Notary Public

MY COMMISSION EXPIRES: November 27, 2004.

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Advantage Title & Escrow, 109 Kenner Avenue, Nashville, TN 37205

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Michael Cothern	Michael Cothern	92-2-219
(NAME)	(NAME)	
7428 Bidwell Rd.	7428 Bidwell Rd.	
(ADDRESS)	(ADDRESS)	
Joelton, Tennessee 37080	Joelton, Tennessee 37080	
(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, Gregory J. Milnar and wife, Donna C. Milnar, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Michael Cothern, married, 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:

SEE ATTACHED EXHIBIT A

This conveyance is subject to any and all existing restrictions and easements of record and:

1. **All matters shown on the Map of Subdivision of Heffernan Place, as of record in Book 161, Page 138, Register's Office for Davidson County, Tennessee.**
2. **Taxes for 2004 and subsequent years.**
3. **Easement as set out in Book 4166, Page 896, Register's Office for Davidson County, Tennessee.**
4. **Easement as set out in Book 4320, Page 97, Register's Office for Davidson County, Tennessee.**

unimproved ☒

This is improved ☐ property, known as 2632 Albion St., Nashville, TN 37208

(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 hands this 30th day of January, 2004.

Gregory J. Milnar

Donna C. Milnar

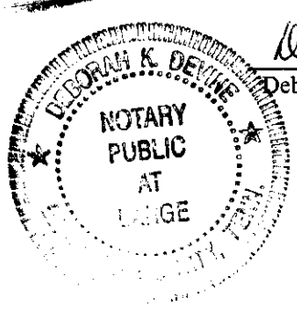
STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Gregory J. Milnar and Donna C. Milnar, 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 Nashville, Tennessee this 30th day of January, 2004.

Commission expires: November 27, 2004



Deborah K. Devine Notary Public

Return to:
Advantage Title & Escrow
109 Kenner Avenue
Nashville, TN 37205
615-292-2665
995

File No.: 995

EXHIBIT A

Land in Davidson County, Tennessee, being Lot No. 141 on the Map of Subdivision of the Heffernan Place, as of record in Plat Book 161, Page 138, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to Gregory J. Milnar and wife, Donna C. Milnar, by Final Decree Confirming Sale from The State of Tennessee in its own behalf and for the use and benefit of the Metropolitan Government of Nashville and Davidson County, Tennessee, dated August 26, 2002, of record in Instrument No. 20020906-0108438, Register's Office for Davidson County, Tennessee.

INCLUDED IN THE ABOVE DESCRIBED PROPERTY BUT SPECIFICALLY EXCLUDED HEREWITH is that tract conveyed to the State of Tennessee for the use and benefit of the Department of Highways by Warranty Deed form Mary Ellen Moore, of record in Book 4166, Page 896, Register's Office for Davidson County, Tennessee, and further described as follows:

BEGINNING at a point in the southerly margin of an alley, said point being the common corner between Lots 140 and 141 on the said Map of Heffernan Place, thence with the southerly margin of said alley and the northerly boundary of said Lot 141, N 82 degrees 14 minutes 33 seconds E, 50 feet to a point, said point being the common corner between Lots 141 and 142 in the aforesaid subdivision; thence with the common line between said Lots 141 and 142, S 8 degrees 40 minutes 45 seconds E, 28.63 feet to a point; thence with a line of severance (being the right-of-way line) S 25 degrees 33 minutes 53 seconds W 88.84 feet to a point in the common line between said Lots 140 and 141; thence with the common line between said Lots 140 and 141, N 8 degrees 40 minutes 45 seconds W 102.88 feet to the point of beginning, containing 3,287 square feet, more or less, and being part of the same property conveyed to Mary Ellen Moore by deed from Homer McEwen and wife as of record in Book 2201, Page 546, Register's Office, Davidson County, Tennessee.