03

Realty 48-A

Prepared by:
Realty Title & Escrow Company, Inc.
3815 Cleghorn Ave., Suite 102
Nashville, TN 37215

Davidson County DEEDWARR
Recvd: 12/17/04 14:41 2pgs
Fees:13.00 Taxes:140.60

20041217-0150415

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $38,000.00

Affiant

Subscribed and sworn to before me, this 13th day of December, 2004.

Notary Public
My commission expires: 03/14/05

03-0410-32314

Address of New Owner:	**Send Tax Bills to:**	**Tax Information**
Mickey L. Milam 9701 Clovercroft Rd. Nolensville, TN 37135	New Owner	81-06-0-440

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Ruth Keesee and Luvert Glanton, devisees under the Last Will and Testament of Ruth Gray, deceased, Ruth Keesee, Executrix of the Last Will and Testament of Ruth Gray, deceased, and Luvert Glanton, sole heir at law of Rosa Martin, deceased, a devisee under the Last Will and Testament of Ruth Gray, deceased, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Mickey L. Milam, hereinafter called the Grantees, their successors 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. 49, on the Plan of Map of George Shields Second Addition to North Nashville, of record in Book 57, Page 146, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Waymon Gray and wife, Ruth B. Gray by deed from A. J. Graham and wife, Willie Mae Graham, of record in Book 3034, Page 265, Register's Office for Davidson County, Tennessee. Waymon Gray predeceasing Ruth B. Gray who subsequently died testate. By Will of record in the Probate Court Clerk's Office of Davidson County, Tennessee, Docket No. 04P-1528 subject property was devised to Ruth Keesee, Rosa Martin and/or Luvert Glanton (per Order of Probate entered September 23, 2004). Rosa Martin has since died leaving Luvert Glanton as her sole heir at law.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 1728 St. Louis Street, Nashville, TN 37208

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 hand this 13th day of December, 2004.

Ruth Keesee, devisee

Ruth Keesee, devisee under the Last
Will and Testament of Ruth Gray, deceased

Ruth M. Keesee, Executrix

Ruth Keesee, Executrix of the Last Will and
Testament of Ruth Gray, deceased

Luvert Glanton, sole heir at law of Rosa Martin, deceased
By Luvell L Glanton, ATTY in Fact

Luvert Glanton, sole heir at law of
Rosa Martin, deceased
By: Luvell L. Glanton, Atty in Fact

Luvert Glanton, devisee under the last will and testament of Ruth Gray, deceased
By Luvell L. Glanton, ATTY in fact

Luvert Glanton, devisee under the Last
Will and Testament of Ruth Gray, deceased,
By Luvell L. Glanton, Atty-in-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Ruth Keesee, devisee under the Last Will and Testament of Ruth Gray, deceased, Ruth Keesee, Executrix of the Last Will and Testament of Ruth Gray, deceased, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged she executed the within instrument for the purposes therein contained and in the capacities thereof.

Witness my hand in Nashville, TN, this 13th day of December, 2004.

Diane K. Mann

Diane K. Mann
State of Tennessee at Large

NOTARY PUBLIC AT LARGE WILLIAMSON CO.

My Commission expires 03/14/05

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary public in and for the aforesaid County and State, Luvell L. Glanton, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged upon oath or affirmation that he executed the within instrument for the purposes therein contained, and who further acknowledged upon oath or affirmation that he is the attorney-in-fact for Luvert Glanton, devisee under the Last Will and Testament of Ruth Gray, deceased, and sole heir at law of Rosa Martin, deceased, a named devisee under the Last Will and Testament of Ruth Gray, deceased, and is authorized by her to execute this instrument on her behalf.

NOTARY PUBLIC AT LARGE WILLIAMSON CO.

Witness my hand, at office, this 13th day of December, 2004.

Diane K. Mann

Diane K. Mann
State of Tennessee at Large

My commission expires: 03/14/2005