Full ✓

78-8-12

BOOK 5329 PAGE 946

FORM NO. WD-1

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $88,300.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th DAY OF AUGUST, 1978.

Notary Public

MY COMMISSION EXPIRES: 6/26/79

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
FOLEY & WEISS, ATTORNEYS, 908 Fidelity Federal Building, Nashville, TN 37219
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
VINCENT T. PHILLIPS (NAME)	FIDELITY FEDERAL S/L ASSOCIATION (NAME)	8D-77015
6682 Clearbrook Drive (STREET ADDRESS OR ROUTE NUMBER)	Fourth & Union (STREET ADDRESS)	Map: 129-10
Nashville, TN 37205 (CITY) (STATE) (P. O. ZIP)	Nashville, TN 37219 (CITY) (STATE) (ZIP)	Par: 68

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, GLENN MICHAEL SHELEY and wife, JANET A. SHELEY

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO VINCENT T. PHILLIPS and wife, MARY JANET PHILLIPS

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:

BEING Lot No. 36 on the Plan of West Meade Park, Section One, of record in Book 2900, Pages 103 and 104, Register's Office for Davidson County, Tennessee.

SAID Lot fronts 140 feet on the westerly side of Clearbrook Drive and extends back between lines 350 feet on the northerly line and 360 feet on the southerly line to a dead line in the rear, measuring 120 feet thereon.

BEING the same property conveyed to Glenn Michael Sheley and wife, Janet A. Sheley by deed from Beverly Kreis Baker of record in Book 5160, Page 873, Register's Office for Davidson County, Tennessee.

This conveyance is subject to restrictive covenants of record in Book 3102, Page 381, said Register's Office; easements and setback lines as set forth in the above Plan of record and taxes for the current year which have been prorated and assumed by the Grantees herein.

IT IS AGREED AND UNDERSTOOD that the above named Grantees assume and agree to pay the remaining unpaid balance of a deed of trust of record in Book 5160, Page 875, said Register's Office, payable according to the terms and conditions therein.

This is unimproved (X) improved ( ) property, known as 6682 Clearbrook Drive (House Number) (Street) Nashville, Tennessee 37205 (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 24th day of AUGUST, 1978

JANET A. SHELEY

GLENN MICHAEL SHELEY

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named GLENN MICHAEL SHELEY and wife, JANET A. SHELEY

the bargainor S, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 24th day of AUGUST 19 78.

Commission expires 10-2-79

Notary Public

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

STATE OF TENNESSEE
Davidson County

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 (their several oaths) (his oath) acknowledged (themselves) (himself) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he) (they) as such _____ and _____, being authorized so to do, executed 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 _____, 19__.

My commission expires _____

Notary Public

WARRANTY DEED

FROM

GLENN MICHAEL SHELEY et ux

JANET A. SHELEY

TO

VINCENT T. PHILLIPS et ux

MARY JANET PHILLIPS

E 85053

IDENTIF. REFERENCE

AUG 25 2 25 PM '78

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

AUG 25 78	CONV	88,300.00			
AUG 25 78	S'TAX		B*	229.58	
AUG 25 78	PR'FEE		B*	.50	
AUG 25 78	W'DEED		B*	4.00	* 234.08

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

File Box 4