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79-1-38

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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

Ernest Davis
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th DAY OF JANUARY, 1979.

Notary Public

MY COMMISSION EXPIRES: 6/7/80

(AFFIX SEAL)

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

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
ERNEST DAVIS et ux (NAME)	OWNER (NAME)	13DA-8090
3403 BATAVIA ST. (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Map: 71-5
NASHVILLE TN 37219 (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	Par: 67

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, I, MICHELE PHILLIPS, Unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO ERNEST DAVIS and wife, MARY ANN DAVIS

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. 30 in the Plan of E. T. Brown's Subdivision of Lots Nos. 9 and 10 of Brooklyn, a Plan of which is of record in Book 332, Page 60, Register's Office for Davidson County, Tennessee.

SAID Lot No. 30 fronts 50 feet on the south side of Haynes Street and extends back southerly between parallel lines 150 feet, more or less, to an alley.

BEING the same property conveyed to Michele Phillips, by deed from Delores Hunter, an unmarried woman, of record in Book 4558, Page 306, Register's Office for Davidson County, Tennessee. The said Michele Phillips and Michelle L. Phillips being one and the same person.

THIS CONVEYANCE is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights-of-way for public utilities applicable to this property; and taxes for the current year which have been prorated and assumed by the Grantees herein.

This is unimproved (X) improved ( ) property, known as Lot 30 (House Number) HAYNES STREET (Street) NASHVILLE, TENNESSEE 37207 (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 my hand this 18th day of JANUARY, 19 79

Michelle L. Phillips
MICHELE PHILLIPS

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 MICHELE PHILLIPS, Unmarried, being one and the same as MICHELLE L. PHILLIPS

the bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 18th day of JANUARY, 1979

Commission expires 6/7/80

Notary Public

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 (his oath) (their several oaths) acknowledged (himself) (themselves) 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 MICHELE PHILLIPS

TO ERNEST DAVIS and wife, MARY ANN

F. I. 0 4 6 5

IDENTIF. REFERENCE

JAN 19 12 54 PM '79

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

FILE BOX 4

JAN 19 79	CONV	*3,000.00			
JAN 19 79	S'TAX		B*	7.80	
JAN 19 79	PR'FEE		B*	.50	
JAN 19 79	W'DEED		B*	4.00	* 12.30