FILE IN BOX 4 COMMERCIAL REAL ESTATE DEPARTMENT

Return to:
THIRD NATIONAL BANK

79-6-26

BOOK 5454 PAGE 631

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 43,000.00

Randall Phillips
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11 DAY OF JUNE 19 79.

Joyce F. Williams
Notary Public

MY COMMISSION EXPIRES: 4-15-82

(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
PHILLIPS, HARRY EDWARD ETUX (NAME)	THIRD NATIONAL BANK IN NASHVILLE (NAME)	98-1-90
3102 Ambrose Ave. (STREET ADDRESS OR ROUTE NUMBER)	P. O. BOX 2628 (STREET ADDRESS)	
NASHVILLE, TENNESSEE (CITY) (STATE) (P. O. ZIP)	NASHVILLE, TN. 37219 (CITY) (STATE) (ZIP)	

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, RANDALL PHILLIPS BUILDERS, INC.

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO HARRY EDWARD PHILLIPS AND WIFE, JANICE 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. 92 on the Plan of Roxborough, as of record in Book 5200, page 63, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a complete legal description.

BEING part of the same property conveyed to Randall Phillips Builders, Inc., by deed from Kyle R. Weems, Trustee, of Hamilton Mortgage Corporation of record in Book 5239, page 641, Register's Office for Davidson County, Tennessee.

This conveyance is subject to restrictive covenants of record in Book 5302 , page 669 said Register's Office; easements and setback lines as set forth on the above plan of record; and taxes for the current year which have been prorated and assumed by the Grantee (s) herein.

unimproved ( )
This is improved (X) property, known as 5921 NEWHOPE ROAD NASHVILLE, TN.
(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 its hand this 11TH day of JUNE, 19 79

RANDALL PHILLIPS BUILDERS, INC.

BY: Randall Phillips
RANDALL PHILLIPS, PRESIDENT

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

the bargainor___, with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained. Witness my hand and official seal at _____, Tennessee, this _____ day of _____ 19___.

Commission expires _____

_____
Notary Public

STATE OF TENNESSEE
Davidson County

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared RANDALL PHILLIPS and _____ with whom I am personally acquainted and who upon (his oath) ~~(their several oaths)~~ acknowledged (himself) ~~(themselves)~~ to be the PRESIDENT and _____ respectively of the RANDALL PHILLIPS BUILDERS, INC. the within named bargainor, a corporation, and that (he) ~~(they)~~ as such PRESIDENT 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 RANDALL PHILLIPS as such PRESIDENT, and attesting the same by the said _____ as such _____

Witness my hand and official seal at office at NASHVILLE, TENNESSEE on this the 11th day of JUNE, 19 79

My commission expires 4-18-82

Donna F. Williams
Notary Public

WARRANTY DEED

FROM
RANDALL PHILLIPS BUILDERS, INC.

TO
HARRY EDWARD PHILLIPS AND WIFE,
JANICE PHILLIPS

F 36244

IDENTIF. REFERENCE

JUN 25 10 30 AM '79

REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

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RECEIVED OF _____

FOR _____

CO - CONVEYANCE	CC - CERTIFIED COPY	MS - MISCELLANEOUS
MO - MORTGAGE	MR - RELEASE	ST - STATE TAX CONVEY.
WD - WARRANTY DEED	UC - UNIFORM COMMERCIAL CODE	ST - STATE TAX MORT.
TD - TRUST & DEED		PF - PROBATE FEES

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			43000.00- CO	
			111.80 CO TX	
			.50 PRFE	
			4.00 WDEED	
			CHECK	116.30-
1578A	06/25/79	BAL		.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

F-36244

IDENTIF. REFERENCE

JUN 25 10 30 AM '79

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

No. 692447