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Re-Recorded
BOOK 5580 PAGE 928

BOOK 5579 PAGE 82

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 61,600.78

Janet T. Harris
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th DAY OF MARCH 19 80

Betty G Chrisman
Notary Public

MY COMMISSION EXPIRES: 7-17-83
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
SATURN & MAZER, Attys. 20th Floor, First American Center, Nashville, Tenn. 37238
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
FRED R. BOYD (NAME)	THE GALBREATH MORTGAGE COMPANY (NAME)	MAP 150-6
2965 Brantley Drive (STREET ADDRESS OR ROUTE NUMBER)	101 East Town Street (STREET ADDRESS)	PARCEL 15
Nashville, Tenn. 37217 (CITY) (STATE) (P. O. ZIP)	Columbus, Ohio 43215 (CITY) (STATE) (ZIP)	2D-59095

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, WILLIAM A. PHILLIPS and wife, DELPHA E. PHILLIPS

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO FRED R. BOYD and WILFORD F. BOYD

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. 173 on the plan of Cherry Hills Subdivision, Section 8, as of record in Plat Book 4660, page 50, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

BEING the same property conveyed to William A. Phillips and wife. Delpha E. Phillips by deed from Steven L. Moore and wife, Donna H. Moore of record in Book 5373, page 812, Register's Office for Davidson County, Tennessee.

IT IS understood and agreed that part of the consideration for the transfer of this property is the agreement of the Grantees to assume the unpaid balance of a note secured by a first mortgage Deed of Trust to The Galbreath Mortgage Company, of record in Book Register's Office for Davidson County, Tennessee, and also that the escrow account in connection with the aforesaid Deed of Trust is hereby transferred to the said Grantees.

This is improved (X) unimproved ( ) property, known as 2965 Brantley Avenue, Nashville, Tennessee 37217
(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 hand s this 12th day of March, 19 80

X William A. Phillips
WILLIAM A. PHILLIPS

X Delpha E. Phillips
DELPHA E. PHILLIPS

STATE OF TENNESSEE
Davidson County

Re-Recorded
BOOK 5580 PAGE 929

BOOK 5579 PAGE 83

THE UNDERSIGNED

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named WILLIAM A. PHILLIPS, et ux DELPHA E. PHILLIPS

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 12th day of March 19 80

Commission expires 7-17-83

Betty G Eberman
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

F 80809

IDENTIF. REFERENCE

MAR 17 10 02 AM '80
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

PLEASE FILE BOX "7"

WARRANTY DEED

FROM WILLIAM A. PHILLIPS, et ux

TO DELPHA E. PHILLIPS

IDENTIF. REFERENCE

MAR 20 2 15 PM '80
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

FRED R. BOYD and

WILFORD F. BOYD

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

F-81455

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