.3273 80/10 71.24- CHECK

BOOK 5610 PAGE 878

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 24,929.74

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th DAY OF June, 1980

Notary Public

MY COMMISSION EXPIRES: July 14, 1981

(AFFIX SEAL)

Mail

THIS INSTRUMENT WAS PREPARED BY
Larry L. Westbrook, Attorney P. O. Box 15324 Nashville, Tennessee 37215
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Richard A. Sneed (NAME)	Dobson & Johnson, Inc. (NAME)	Map 83-10
3900 Wayland Drive (STREET ADDRESS OR ROUTE NUMBER)	Suite 1800, One Commerce Place (STREET ADDRESS)	Par. 23W-17215
Nashville, Tennessee 37206 (CITY) (STATE) (P. O. ZIP)	Nashville, Tennessee 37239 (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, James D. Phillips and wife, Sharon L. Phillips

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Richard A. Sneed

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:

Land in Davidson County, Tennessee, being the southerly 20 feet of Lot No. 118, all of Lot No. 119 and the northerly 10 feet of Lot No. 120 on the Map of McEwen Place, as of record in Book 332, page 113, Register's Office for said County.

Said parts of Lots 118 and 120 and all of Lot No. 119 front together 60 feet on the easterly side of Avondale, formerly North 18th Street, or Irvins Street and runs back between parallel lines 128 feet to an alley.

Being the same property conveyed to James D. Phillips and wife, Sharon L. Phillips by deed from Lawson D. Thomas and wife, Waulyne Thomas, of record in Book 5008, page 187, 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 of record in Book 4764, Page 500, 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 said grantees.

The purchaser join in this conveyance and hereby agree to all the terms herein set out and assume payment of the loan referred to herein.

This is unimproved ( ) improved (X) property, known as 411 Avondale Drive (House Number) (Street) Nashville, Tennessee 37206 (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 9th day of June, 1980

James D. Phillips

Sharon L. 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 James D. Phillips and wife, Sharon L. Phillips and Richard A. Sneed

the bargainorS, 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 9th day of June, 1980.

Commission expires July 11, 1981

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 (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
James D. Phillips and wife
Sharon L. Phillips

TO
Richard A. Sneed

F 92698

IDENTIF. REFERENCE

JUN 10 8 54 AM '80

FELIX Z. WILSON REGISTER
DAVIDSON COUNTY, TENN.

Compliments of
Chicago Title Insurance Company
First Floor — First American Center
Phone 255-1631
NASHVILLE, TENNESSEE 37208

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MOPT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			24939.74- CO	
			64.74 CO TX	
			.50 PRFEE	
			6.00 MOBEO	
			CHECK	71.24-
			3273AU6/10/80 SAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

F 9 2 6 9 8

IDENTIF. REFERENCE

JUN 10 8 54 AM '80

FELIX Z. WILSON, JR.
REGISTER OF DAVIDSON COUNTY

No. 760589