990

BOOK 5621 PAGE 995 R.O.D. WD-1

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $86,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th DAY OF July, 1980.

Notary Public

MY COMMISSION EXPIRES: Nov 12, 1980

(AFFIX SEAL)

THIS INSTRUMENT PREPARED BY
HOWSER, THOMAS, SUMMERS,
BINKLEY & ARCHER ATTORNEYS
300 COURT SQUARE BUILDING
NASHVILLE, TENN. 37201

THIS INSTRUMENT WAS PREPARED BY

Guaranty Escrow Services, 705 American Trust Bldg., Nashville, TN.
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Michael P. Adams (NAME)	Federal Land Bank Association of Gallatin (NAME)	
8000 Greenbrier Rd (STREET ADDRESS OR ROUTE NUMBER)	P. O. Box 811 171 Broadway (STREET ADDRESS)	9-41
Goodlettsville Tenn (CITY) (STATE) (P. O. ZIP)	Gallatin, Tennessee 37066 (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, GERALD EDWARD PHILLIPS and wife, LETHA MAI PHILLIPS

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO MICHAEL P. ADAMS, unmarried

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:

A tract of land in the 14th Civil District of Davidson County, Tennessee, described according to a survey by William M. Keel, dated June 23, 1980, as follows:

BEGINNING at an iron pin in the easterly margin of Greenbrier Road, at the northwest corner of the property conveyed to Glen R. Moore, of record in Book 3317, page 473, Register's Office for Davidson County, Tennessee; thence with said Greenbrier Road N 0° 34' 48" W 162.75 feet; thence northerly 97.57 feet; thence N 16° 30' W 154.80 feet; thence N 31° 15' W 521.50 feet to a fence post at the intersection of Greenbrier Road and the southerly line of Garland Leroy Towns, Sr. property, of record in Book 5013, page 614, said Register's Office; thence with said Towns southerly line and the southerly line of the Baxter property, of record in Book 4868, page 517, said Register's Office, N 76° 00' E 423 feet to a fence post; thence continuing with Baxter's line S 2° 00' E 187.50 feet to a fence post, and continuing with Baxter's southerly line S 87° 00' E 1747.50 feet to an iron pin in the westerly line of Smercheck property, of record in Book 2907, page 497, said Register's Office; thence with the westerly line of Smercheck and the westerly line of Melvin W. Teasley, of record in Book 4665, page 387, said Register's Office; S 2° 15' W 878 feet to an iron pin; thence with the northern boundary lines of the property conveyed to Melvin W. Teasley, of record in Book 4251, page 689, said Register's Office, George C. Toon, of record in Book 4587, page 869, said Register's Office, Thomas W. Abel, of record in Book 4814, page 148, said Register's Office, Alex H. Stoblom and Glen R. Moore, of record in Book 3317, page 473, said Register's Office, N 88° 45' W 766

-Continued-

This is unimproved ( ) improved (XX) property, known as _____ (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 8th day of July, 1980

Gerald Edward Phillips
GERALD EDWARD PHILLIPS

Letha Mai Phillips
LETHA MAI PHILLIPS

BOOK 5621 PAGE 991

STATE OF TENNESSEE
Davidson County

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named ~~George~~ Gerald Edward Phillips and wife, Letha Mai 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 8th day of July, 19 80.

Commission expires April 12, 1980

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 (his oath) (himself) upon (their several oaths) acknowledged (themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that (he) as such (they) _____ 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

George Edward Phillips and wife,

Letha Mai Phillips

TO

Michael P. Adams, unmarried

HOWSER, THOMAS, SUMMERS
BINKLEY & ARCHER, ATTYS.
300 JAMES ROBERTSON PKWY.
NASHVILLE, TN 37201

-Legal Description Continued-

feet; N 13° 00' W 133 feet and N 87° 00' W 993 feet to an iron pin in the easterly margin of Greenbrier Road the point of beginning, containing 37.14 acres, more or less.

BEING the same property conveyed to Geroge Edward Phillips and wife, Letha Mai Phillips by deed from L. W. Graves and wife, Frances Graves and William Warren Graves and wife, Melinda Graves, of record in Book 4226, page 193, Register's Office for Davidson County, Tennessee.

F.96647

IDENTIF. REFERENCE

JUL 8 2 07 PM '80

FELIX Z. WILSON JR. REGISTER
DAVIDSON COUNTY, TENN.

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR BOOK 5621 PAGE 993

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 MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			86501.00- CO	
			204.90 CO TX	
			.50 PRFEE	
			9.00 WDEED	
			CHECK 234.40-	
8302407/08/80			BAL .00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

F. 9 6 6 4 7

IDENTIF. REFERENCE

JUL 8 2 07 PM '80

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

No. 766716