BOOK 5627 PAGE 34

767 07/21 53.30- CHECK

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 18000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st DAY OF July, 19 80

Notary Public

MY COMMISSION EXPIRES: 10/17/82

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Saturn & Mazer, Attorneys, 20th Fl., First American Center, Nashville, TN 37238
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Zandine P. Phillips et ux (NAME)	Same (NAME)	Map: 82-8
1009 Mansfield (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Parcel: 396
Nashville, TN (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	19W 184-65

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, VIOLA HOLCOMB

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO ZANDINE P. PHILLIPS and wife, VIRGINIA MAE 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:

LAND in Davidson County, Tennessee, being Lot No. 13 and the westerly 5 feet of Lot No. 14 on the Map of House and Simonton's Subdivision, as of record in Book 57, page 137, Register's Office for Davidson County, Tennessee.

Said Lot No. 13 and the westerly 5 feet of Lot No. 14 front together 55 feet on the northerly side of Mansfield Avenue, and run back between parallel lines 175 feet to an alley.

Being the same property conveyed to B. E. Holcomb and wife, Viola Holcomb, by deed from J. O. Southerland and wife, Ruth Bishop Southerland, of record in Book 1296, page 298, Register's Office for Davidson County, Tennessee. The said B. E. Holcomb has since become deceased.

F.9.8.4.8.6

IDENTIF. REFERENCE

JUL 21 2 35 PM '80

FELIX A. NIX, JR. REGISTER
DAVIDSON COUNTY, TENN.

This is unimproved ( ) Improved (X) property, known as 1009 Mansfield, Nashville, Tennessee
(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 my hand this 21st day of July, 19 80

X Viola Holcomb

VIOLA HOLCOMB

STATE OF TENNESSEE
Davidson County

BOOK 5627 PAGE 35

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

the bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 21st day of July 1980

Commission expires 10/17/82

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

VIOLA HOLCOMB

TO

ZANDINE P. PHILLIPS & Wife,
VIRGINIA MAE PHILLIPS

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

BOOK 5627 PAGE 36

FOR _____

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
			18000.00- CO	
			46.80 CO TX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK	53.30-
0767A07/21/80			BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

F. 98486

T
IDENTIF. REFERENCE

JUL 21 2 36 PM '80

FELIX Z. WILSON, II
DAVIDSON COUNTY

No. 769019