Joseph B. Pitt, Jr., Attorney
First American Center
Nashville, Tennessee 37238

BOOK 5640 PAGE 844

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO	MAP PARCEL NUMBERS
Lynn C. Phifer and wife, Anne S. Phifer	First Tennessee Bank N. A. Memphis	116-3-59 & 60
(NAME)	(NAME)	
122 Kenner Avenue	P. O. Box 474	
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tennessee 37205	Memphis, Tennessee 38101	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of Ten and no/100----------

----------($10.00)---------- *Dollars,*

cash in hand paid by Lynn C. Phifer and wife, Anne S. Phifer and other good and valuable considerations accepted as cash, the receipt of all of which is hereby acknowledged,

I, Anna R. Grant, Executrix of the estate of Florence Cocreham, deceased

have this day bargained and sold, and do hereby transfer and convey unto the said Lynn C. Phifer and wife, Anne S. Phifer

the Grantees herein, their (successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being the south 50 feet of Lot No. 9 on the map of Kenner Manor Land Company's Second Subdivision of the Kenner Tract, as of record in Book 421, page 100, Register's Office for said County.

Said part of said lot fronts 50 feet on the easterly side of Kenner Avenue and runs back between lines, 243.7 feet on the north line and 240.5 feet on the south line, to a 10-foot reserved strip and measures 50.08 feet thereon.

Being the same property conveyed to Florence R. Cocreham by deed from H. Stone Reynolds and wife, Bess C. Reynolds, of record in Book 1339, page 250, said Register's Office, the said Florence Cocreham, having since died, and devised all right, title, and interest in and to said property to Anna R. Grant, Executrix of the estate of Florence Cocreham of record in Will Book 130, page 39, Register's Office, who is authorized with the power to sell said property.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 59,300.00

Subscribed and sworn to before me, this the 20th day of Aug. 19 80

My commission expires: 2-22-81 (Affix Seal)

x Lynn C. Phifer
Affiant

Mary P. White
Notary Public

unimproved ( )
This is improved (X) property, known as 122 Kenner Avenue, Nashville, Tennessee 37205
(House Number) (Street) P.O. Address: (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to the said Grantees their (successors), heirs and assigns forever we covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered., except for 1980 taxes which are prorated and assumed by the purchasers.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their (successors), heirs and assigns, against the lawful claims of all persons.

Whenever 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 hands this 20th *day of* August 19 80 *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

x Anna R. Grant, Exec.
Anna R. Grant, Executrix

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Mary P. Whitworth, *a Notary Public in and for said County and State,* Anna R. Grant, Executrix

the within-named 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 Nashville, Tennessee *this* 20th *day of* August, 1980

Mary P. Whitworth *Notary Public*

Commission expires 7-22-81

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Before me, ..., a Notary Public of the State and County aforesaid, personally appeared ....., with whom I am personally acquainted, and who, upon oath, acknowledged ..... self to be ..... of the ..... the within named bargainor, a corporation, and that ... he as such ..... being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by .....self as .....

Witness my hand and seal, at office in ..... this .....day of ....., 19.....

Notary Public

Commission expires .....

WARRANTY DEED

FROM

Anna R. Grant Executrix of the estate of Florence Cocreham, deceased

TO

Lynn C. Phifer and wife,
Anne S. Phifer

PLEASE RETURN TO
CHICAGO TITLE INS. CO.
FIRST AMERICAN CENTER
NASHVILLE, TENN. 37238

2386 11

Compliments of
Chicago Title Insurance Company
First Floor — First American Center

Phone 255-4631
NASHVILLE, TENNESSEE 37238

IDENTIF. REFERENCE

AUG 22 9 35 AM '80
FELIX A. WILSON REGISTER
DAVIDSON COUNTY, TENN.

603807

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR BOOK 5640 PAGE 846

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
			59000.00-	CO
			153.40	CO TX
			.50	PRFEE
			6.00	WDEED
				CHECK 159.90-
			7376A08/22/80	BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

G03807

T
IDENTIF. REFERENCE

AUG 22 9 35 AM '80

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TENN.

No. 775393