BOOK 5648 PAGE 828

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP PARCEL NUMBERS
JOHN S. PHIPPS, JR. et ux (NAME)	SAME (NAME)	130-10-126
4406 Forsythe Place (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	BM-8655
Nashville, TN 37205 (CITY) (STATE) (ZIP CODE)	(CITY) (STATE) (ZIP CODE)	

WARRANTY DEED

For and in consideration of the sum of ----------Ten and no/100 ($10.00)---------- DOLLARS

cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, I,

DENNIS E. CONNIFF III,

hereinafter called the GRANTOR,

have bargained and sold, and by these presents do transfer and convey unto the said JOHN S. PHIPPS, JR. and wife, MARTHA B. PHIPPS

the GRANTEES herein, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, inside the City of Belle Meade, being a portion of Lot No. 32 of the resubdivision of Lots Nos. 6, 7, 16, 26, 27 and 32 of Block C and a strip 139.5 feet wide off of the north part of Block D of Belle Meade as of record in Book 421, page 96, Register's Office for said County.

Said portion is described and designated as Part B of said Lot No. 32 on an unrecorded plot plan by James A. Hamilton, dated August 25, 1949, to which reference is hereby made. Said Part B fronts 213.66 feet, more or less, on the northerly margin of Forsythe Place, commencing at a point on the easterly margin of said Lot 32 running westerly with the said Forsythe Place and extends back 232 feet more or less, on the westerly line, and 242 feet, more or less, on the easterly line, to a dead line in the rear on which it measures 131.16 feet, more or less.

Being all the same property conveyed to Dennis E. Conniff III by deed from Laura Logan of record in Book 4751, page 527, Register's Office for Davidson County, Tennessee.

As part of the consideration for this transfer, the Grantees agree to assume and pay the unpaid balance of a certain note in the original principal amount of $24,500.00 secured and evidenced by Vendor's Lien retained in the deed from Mrs. Orlean Henderson Alford to Laura Logan of record in Book 4476, page 912.

This conveyance is further subject to 1980 property taxes which are being prorated and which the Grantees assume in full.

Rachel B. Conniff, wife of Dennis E. Conniff III, joins in the execution of this conveyance for the purpose of conveying any right or interest she may have in or to the above described property.

~~Unimproved~~ ( )
This is improved (XX) property, known as 4406-08 Forsythe Place, Nashville, Tennessee 37205
(House Number) (Street) (P. O. Address) (City or Town) (Zip Code)

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.

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 5th day of September, 19 80.

DENNIS E. CONNIFF III

RACHEL B. CONNIFF

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STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named DENNIS E. CONNIFF III and wife, RACHEL B. CONNIFF

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 5th day of September, 19 80.

My commission expires 1-19-81 Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, , a Notary Public of the State and County aforesaid, personally appeared and with whom I am personally acquainted, and who, upon oath, acknowledged to be and respectively of the , the within named bargainor, a corporation, and that as such and , being authorized so to do, executed the foregoing instrument for the purpose 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 seal, at office in , this day of , 19 .

Notary Public

Commission expires

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration for this transfer or value of property (whichever is greater) is $ 67,915.02 This is equal to or greater than the property would bring at a fair and voluntary sale.

Sworn to and subscribed before me this 5th day of September, 19 80.

My commission expires 1-19-81 Notary Public

This instrument was prepared by:
Marbut Glenn Gaston, Jr., Attorney at Law, 2211 Crestmoor Road, Nashville, TN 37215
Name Address

WARRANTY DEED

FROM DENNIS E. CONNIFF III

TO JOHN S. PHIPPS, JR. and wife, MARTHA B. PHIPPS

Pioneer National Title Insurance Company
Public Square Building
314 4th Avenue North
NASHVILLE, TENNESSEE 37219

File Box 19

FILED FOR RECORD
SEP 9 3 42 PM '80

IDENTIF. REFERENCE

G.O. 6854

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

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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 MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			67915.02- CO 176.54 CO TX .50 PRFEE 6.00 WDEED CHECK 183.04- 1089A09/09/80 BAL .00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

G06854

T
IDENTIF. REFERENCE

SEP 9 3 42 PM '80

FELIX Z. WILSON, II
DAVIDSON COUNTY, TENN.

No. 778991