81-5-29 file box 4

FORM NO. WD-1

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $22,600.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF May 1981.

Notary Public

MY COMMISSION EXPIRES: 4/22/82

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
FOLEY & WEISS, ATTORNEYS, 1208 FIDELITY FEDERAL BUILDING, NASHVILLE, TN. 37219
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
CARDEN COMPANY, INC. (NAME)	OWNER (NAME)	104-12-180
P.O. Box 363 (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	22W-6560
Nashville Tn. 37221 (CITY) (STATE) (P. O. ZIP)	(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, STU PHILLIPS AND WIFE, ALDONA L. PHILLIPS

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO CARDEN COMPANY, INC.

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:

Being Lot No. 1 on the Resubdivision of a portion of Lot 33 on the Revised and corrected Plan of Lots 43, 44, 57 and 58 in Christopher and Kirkman's Belmont Park Addition, of record in Book 4885, page 97, Register's Office for said County, described as follows:

Beginning at a concrete monument at the southwest intersection of Acklen Avenue and 19th Avenue, South; thence with the margin of 19th Avenue South, 6 deg. 57' 35" West, 35.97 feet to a point in the margin of Magnolia Blvd.; thence with the margin of the same southwesterly 116.27 feet to a point; thence leaving said Blvd. north 6 deg. 57' 35" east, 97.16 feet to a monument in the southerly margin of Acklen Avenue; thence with the margin of the same, south 81 deg. 45' 57" East, 100 feet to the point of beginning.

BEING the same property conveyed to Stu Phillips and wife, Aldona L. Phillips by deed from H. Ray Ragsdale and wife, Penny J. Ragsdale of record in Book 5354, page 573, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights of way for public utilities applicable to this property; and taxes for the current year which have been prorated and assumed by the Grantee (s) herein.

This is unimproved ( ) improved (X) property, known as 1901-1903 Acklen Avenue Nashville, Tn.
(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 15th day of May, 1981

STU PHILLIPS

ALDONA 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 Stu Phillips and wife, Aldona L. 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 15th day of May 19 81

Commission expires 4/22/84

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

Stu Phillips and wife,

Aldona L. Phillips

TO

CARDEN COMPANY, INC.

G 4 2 2 6 0

IDENTIF. REFERENCE

MAY 18 11 59 AM '81

FELIX Z. WILSON II REGISTE
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed

NASHVILLE, TENN.

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

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RECEIVED OF _____

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

822562.00- CO
56.76 CO TX
.50 PRFEE
6.00 WDEED
CHECK 55.26-
629405/18/81 SAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

64226U

IDENTIF. REFERENCE

MAY 18 12 00 PM '81

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

No. 822562