BOOK 5853 PAGE 310

3264 02/18 141.70- CHECK

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $52,000.00

Janet A. Boyling
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th DAY OF FEBRUARY, 19 82

Notary Public

MY COMMISSION EXPIRES: 10/17/82

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
SATURN & MAZER, Attys. 20th Floor, First American Center, Nashville, Tenn. 37238
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
RONALD F. BOYLING, et ux (NAME)	S A M E (NAME)	118-10
3422 Pleasant Valley (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	97
Nashville, Tenn. 37204 (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	16DA 13960

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, DONALD HARVEY PHILLIPS, a single person,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO RONALD F. BOYLING and wife, JANET A. BOYLING,

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. 31 on the Map of Pleasant Valley Subdivision, as of record in Book 1424, page 63, Register's Office for said County.

SAID Lot No. 31 fronts 75 feet on the east side of Pleasant Valley Road and runs back between lines, 187.2 feet on the north line, 184.3 feet on the south line to a dead line in the rear on which it measures 75 feet.

BEING the same property conveyed to Donald Harvey Phillips and wife, Tom Ella Phillips by deed from W. H. Bailey and wife, Alliene G. Bailey, of record in Book 2332, page 357, Register's Office for Davidson County, Tennessee. The said Tom Ella Phillips wife of Donald Harvey Phillips, having since died.

This is unimproved ( ) improved (X) property, known as 3422 Pleasant Valley, Nashville, Tennessee 37204
(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 16th day of February, 19 82

Donald Harvey Phillips

DONALD HARVEY PHILLIPS

BOOK 5853 PAGE 311

STATE OF TENNESSEE
Davidson County

Personally appeared before me, THE UNDERSIGNED, a Notary Public in and for said County and State, the within named DONALD HARVEY PHILLIPS,

the bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 16th day of February, 19 82

Commission expires 10/17/82

Notary Public

STATE OF TENNESSEE
Davidson County

Before me, _____, a Notary Public in and for the State and County aforesaid, personally appeared _____ with whom I am personally acquainted and who upon (his oath) (their several oaths) acknowledged (himself) (themselves) to be the _____ and _____ respectively of 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

G 8 0 2 4 6

IDENTIF. REFERENCE

FEB 18 2 07 PM '82

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

PLEASE FILE BOX "7"

WARRANTY DEED

FROM

DONALD HARVEY PHILLIPS,

A Single Person,

TO

RONALD F. BOYLING, et ux

JANET A. BOYLING

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR BOOK 5853 PAGE 312

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
			52000.00- CO	
			135.20 CO TX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK 141.70-	
			3264A02/10/82 SAL .00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

G 80246

IDENTIF. REFERENCE

FEB 10 2 07 PM '82

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TENN.

No. 867771