Form No. WD-1

BOOK 5893 PAGE 965

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

$61,800.00 x Richard Hamilton Philpot
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3rd DAY OF June, 1982

Notary Public

MY COMMISSION EXPIRES: 4-20-86
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
THOMPSON & CRAWFORD, ATTORNEYS, 14th FLOOR, 1st AMERICAN BLDG., NASHVILLE, TN 37238
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Richard Hamilton Philpot (NAME)	Commerce Union Bank (NAME)	130-1
111 Keyway Drive (STREET ADDRESS OR ROUTE NUMBER)	P. O. Box 2546 (STREET ADDRESS)	19
Nashville, TN 37205 (CITY) (STATE) (P. O. ZIP)	Nashville, TN 37219 (CITY) (STATE) (ZIP)	8DZ-75215

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, DAVID WILEY COOK AND WIFE, RUTH BROWN COOK

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO RICHARD HAMILTON PHILPOT, UNMARRIED

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. 73 on the Plan of West Meade Farms, Section 3, as of record in Book 1835, page 4, Register's Office for said County.

Said Lot No. 73 fronts 143 feet on the southerly side of Keyway Drive and runs back 162 feet on the easterly side and 153 feet on the westerly side to a dead line in the rear measuring 118 feet thereon.

Being the same property conveyed to David Wiley Cook and wife, Ruth Brown Cook by deed from Mary Zemma Pollock, a widow, of record in Book 5294, page 662, Register's Office for Davidson County, Tennessee.

This conveyance, however, is subject to a certain Deed of Trust, recorded in Book 5519, page 110, said Register's Office, securing a promissory note dated October 18, 1979, payable to the order of Commerce Union Bank, with a present unpaid principal balance of approximately $44,236.84, which the Grantee herein hereby assumes and agrees to pay. The escrow account in connection with said loan, if any, is hereby transferred to the Grantee herein. This conveyance is further subject to any and all easements, restrictions and rights of way of record.

1982 Taxes prorated and assumed.

unimproved ( )
This is improved (XX property. known as 111 Keyway Drive, Nashville, Tennessee 37205
(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 3rd day of June, 1982

DAVID WILEY COOK: David Wiley Cook

RUTH BROWN COOK: Ruth Brown Cook

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 David Wiley Cook and wife, Ruth Brown Cook

the bargainer 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 3rd day of June 1982.

Commission expires 4-20-86

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 (their several oaths) (his oath) acknowledged (themselves) (himself) to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that (he) as such _____ and _____ (they) 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

David Wiley Cook and wife,

Ruth Brown Cook

TO

Richard Hamilton Philpot

G. 9 4 1 5 4 RUSH

IDENTIF. REFERENCE

JUN 4 9 30 AM '82

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

THOMPSON & CRAWFORD
ATTORNEYS AT LAW
14th FLOOR, FIRST AMERICAN CENTER
NASHVILLE, TENNESSEE 37238

OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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CO - CONVEYANCE
MO - MORTGAGE
WD - WARRANTY DEED
TD - TRUST DEED

CC - CERTIFIED COPY
REL - RELEASE
UCC - UNIFORM COMMERCIAL CODE

MISC - MISCELLANEOUS
CO TX - STATE TAX CONVEY
MO TX - STATE TAX MORT
PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			61800.00- CO	
			160.68 CO TX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK 167.18-	
0767406/04/82			BAL .00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

G.94 1:54

IDENTIF. REFERENCE

JUN 4 9 30 AM '82

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 884583