B049

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 $39,000.00

Anita P. Phillips
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th DAY OF September 1982

Kathryn J. Byers
Notary Public

MY COMMISSION EXPIRES: 10/20/85

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
WILLIAM D. CASTLEMAN, ATTORNEY, 219 Second Avenue, North, Nashville, TN 37201
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
CLYDE W. PHILLIPS, etux (NAME)	SAME (NAME)	Map 33-11
812 Hamblin Drive (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Par 57
Madison, TN 37115 (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	11D-30715

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, JESSE L. GUNTER, JR., et ux, JOHNNIE G. GUNTER

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO CLYDE W. PHILLIPS, et ux, ANITA L. PHILLIPS

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. 248 on the Plan of Primrose Acres, Section 3, of record in Book 2900, Page 71, Register's Office for said County.

SAID Lot No. 248 fronts 105 feet on the southerly side of Hamblen Drive and runs back between lines 208.3 feet on the easterly line and 243.4 feet on the westerly to a line in the rear on which it measures 71.0 feet thereon.

BEING the same property conveyed to Jesse L. Gunter, Jr., et ux, Johnnie G. Gunter, by deed from James Harold Randalls, et ux, Martha W. Randalls, of record in Book 4157, Page 779, Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 812 Hamblen Drive, Madison, Tennessee 37115
(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 hands this 7th day of September, 1982

X Jesse L. Gunter, Jr.
JESSE L. GUNTER, JR.

X Johnnie G. Gunter
JOHNNIE G. GUNTER

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 JESSE L. GUNTER, JR., et ux, JOHNNIE G. GUNTER

the bargainors, 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 7th day of September 19 82

Commission expires 10/20/85

Kathryn J. Lyons
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

JESSE L. GUNTER, JR.,

et ux, JOHNNIE G. GUNTER

TO

CLYDE W. PHILLIPS, et ux,

ANITA L. PHILLIPS

H 0 7 6 2 0

IDENTIF. REFERENCE

SEP 8 3 49 PM '82

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

Lawyers Title of
Middle Tennessee, Inc.
Titles Guaranteed
NASHVILLE, TENN.

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

RECEIVED OF _____

FOR _____

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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

35000.00- CO
101.40 CO TX
.50 PRFEL
6.00 WDEED
CHECK 107.90-
7765A05/08/82 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

H 0 7 6 2 0

IDENTIF. T REFERENCE

SEP 8 3 49 PM '82

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 923979