WARRANTY DEED

THIS INSTRUMENT PREPARED BY
George E. Mudter, Jr., Atty.
254 Highlands Building
Brentwood, Tennessee 37027

BOOK 5961 PAGE 459

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Mr. Douglas E. Phillips (NAME)	Percy Galbreath & Son, Inc. (NAME)	130-15
2809 Tyne Boulevard (STREET ADDRESS OR ROUTE NUMBER)	6263 Poplar Towers, # 100 (STREET ADDRESS)	20
Nashville, TN 37215 (CITY) (STATE) (P. O. ZIP)	Memphis, TN 38119 (CITY) (STATE) (ZIP)	FH 8850

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, RIA SEIDEMANN, a widow

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO DOUGLAS E. PHILLIPS, an unmarried person

HEREINAFTER CALLED THE GRANTEES, THEIR SUCCESSORS, HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: TO-WIT:

Being Lot No. 6 on the Map of Harpeth Valley Estates, Section One, as of record in Book 1835, page 86, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to Robert Bruno Seidemann and wife, Ria Seidemann by deed from Robert M. Eskind and wife of record in Book 2924, page 453, said Register's Office, the said Robert Bruno Seidemann having since died, and by quitclaim deed from Bernard C. Knestrick and wife, Dora E. Knestrick of record in Book 5961, page 457, said Register's Office.

This conveyance is made subject to all matters appearing on the plan of record in Book1835, page 86, said Register's Office.

unimproved ( )
This is improved (XXproperty, known as 2809 Tyne Boulevard, Nashville, Tennessee 37215

TO HAVE AND TO HOLD the said tract or parcel of land, with the apurtenances, estate, title and interest thereto belonging to the said GRANTEES, their successors, 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, successors, assigns and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their successors, 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.

In witness whereof, the GRANTORS have hereunto set their hands (if a corporation, has caused its name to be signed hereto by its duly authorized officer) on this 8th day of November, 19 82.

Ria Seidemann.

RIA SEIDEMANN

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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6679

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Ria Seidemann,

the bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 8th day of November, 1982.

My commission expires 1-19-86 Notary Public Patsi B. Dragon

STATE OF TENNESSEE
COUNTY OF

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared _____ with whom I am personally acquainted, and who, upon oath, acknowledged _____ self to be _____ of the _____, the within named bargainor, a corporation, and that as such _____, 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 _____.

Witness my hand and official seal, at _____,
this _____ day of _____, 19____.

_____ Notary Public

Commission expires _____

RUSH

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN
NOV 8 2 46 PM '82

IDENTIF. REFERENCE

H 163 22

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 130,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th DAY OF November 19 82

MY COMMISSION EXPIRES: 1-19-86 (AFFIX SEAL)

Notary Public

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

WARRANTY DEED

FROM

RIA SEIDEMANN

TO

DOUGLAS E. PHILLIPS

First Title & Escrow Company, Inc.
P.O. Box 926
256 Highland Building
BRENTWOOD, TENNESSEE 37027-0926

FILE BOX 25

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

136000.00- CO
336.00 CO TX
.50 PRFEE
6.00 WDEED
CHECK 342.50-
8679A11/08/82 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

H 16322

IDENTIF. REFERENCE

NOV 8 2 46 PM '82

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 909190