Prepared by and return to:
Milton W. Smith, Jr., Atty.
4301 Hillsboro Road, Suite 221
Nashville, TN. 37215

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP PARCEL NUMBERS
M/Ms. Jay Y. Phillips	New Owner	144-15
(NAME)	(NAME)	
6113 Montcrest Drive		25
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, TN. 37215		FB# FH-14620
(CITY) (P. O ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of ----TEN AND NO/100----------

----------($10.00)----------Dollars,

cash in hand paid by the Grantees, hereinafter named, and other good and valuable consideration, the receipt of which is hereby acknowledged,

BOOK 5976 PAGE 396

KATHRYN G. MILLSPAUGH and A. MARGARET MILLSPAUGH, both single, Grantors,

have this day bargained and sold, and do hereby transfer and convey unto the said

JAY Y. PHILLIPS and wife, LATRICIA R. PHILLIPS, Grantees, their

(~~successors~~) heirs and assigns,

certain real estate in Davidson County, Tennessee, as follows:

Land in the Seventh Civil District of Davidson County, Tennessee, being Lot No. 47 on the Plan of Hillsboro Park, Section 11, of record in Book 2331, pages 61 and 62, Register's Office for said County.

Said Lot No. 47 fronts 157 feet on the northerly margin of Montcrest Drive and extends back 508.9 feet on the easterly side and 397.3 feet on the westerly side to a dead line in the rear measuring 255 feet.

Being the same property conveyed to Elmer M. Millspaugh and wife, Kenna O. Millspaugh, and Kathryn G. Millspaugh and A. Margaret Millspaugh with equal rights of survivorship. The said Elmer M. Millspaugh and Kenna O. Millspaugh being now both deceased.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 97,000.00

Subscribed and sworn to before me, this the 10th day of December 19 82

Affiant

My commission expires: Jan 22, 1984 (Affix Seal)

Notary Public

This is ( ) unimproved ( ) improved (X) property, known as 6113 Montcrest Drive, Nashville, Tennessee 37215
(House Number) (Street) P. O. Address (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said

Grantees, their

(~~successors~~) heirs and assigns forever. We covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their

(~~successors~~) heirs and assigns, against the lawful claims of all persons.

Witness our hand s this 10th day of December, 19 82 the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Kathryn G. Millspaugh
KATHRYN G. MILLSPAUGH

A. MARGARET MILLSPAUGH
A. Margaret Millspaugh

OFFICIAL RECEIPT
FELIX Z. WILSON, II

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STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned *, a Notary Public in and for said County and State,* Kathryn G. Millspaugh and A. Margaret Millspaugh

the within named 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* 10th *day of* December *, 19* 82

Notary Public

Commission expires Jan 22, 1984

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, , 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 he as such being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by self as .

Witness my hand and seal, at office in this day of , 19 .

Notary Public

Commission expires

4900 12/13 859.70- CHECK

H 2 T I 6 2

IDENTIF. REFERENCE

DEC 13 9 38 AM '82

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

WARRANTY DEED

FROM
KATHRYN G. MILLSPAUGH
and A. MARGARET MILLSPAUGH
TO
JAY Y. PHILLIPS
and
LATRICIA R. PHILLIPS

Compliments of
COLONIAL TITLE COMPANY
Suite 221, Continental Plaza
4301 HILLSBORO ROAD
NASHVILLE, TENNESSEE 37215

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

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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

57[illegible].00- CO
28[illegible].00 CO TX
.50 PRFEE
6.00 [illegible]
CHECK 268.70-
4500A12/13/82 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

H 2 7 1 6 2

IDENTIF. REFERENCE

DEC 13 9 38 AM '82

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 915194