2164 01/19 245.70- CHECK

H 2 6 9 0 4

BOOK 5934 PAGE 911

IDENTIF. REFERENCE

JAN 19 10 43 AM '83

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 92,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19th DAY OF JANUARY 19 83

Notary Public

MY COMMISSION EXPIRES: 7-17-83

(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
JOHN PHILLIPS, et ux (NAME)	WACHOVIA MORTGAGE COMPANY (NAME)	103-12-187
313 N. Wilson Blvd. (STREET ADDRESS OR ROUTE NUMBER)	Box 3174 (STREET ADDRESS)	26W 9010
Nashville, Tenn. 37205 (CITY) (STATE) (P. O. ZIP)	Winston-Salem, N. C. 27102 (CITY) (STATE) (ZIP)	

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, GARY ALAN MORRIS and wife, REBECCA J. MORRIS

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO JOHN PHILLIPS and wife, SARA S. 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. 24 of Block "F" on the Plan of Cherokee Park, Section 1, as of record in Book 547, page 169 and 170, Register's Office for said County.

SAID Lot No. 24 fronts 60 feet on the westerly side of Wilson Avenue and runs back between parallel lines, 140 feet to a dead line.

BEING the same property conveyed to Gary Alan Morris and wife, Rebecca J. Morris by deed from Mary K. Wolk and husband Irvin Wolf, of record in Book 5465, page 171, Register's Office for Davidson County, Tennessee.

IT IS understood and agreed that part of the consideration for the transfer of this property is the agreement of the Grantees to assume the unpaid balance of a note secured by a first mortgage Deed of Trust to Commerce Union Bank, of record in Book 5465, page 174, Register's Office for Davidson County, Tennessee, and also that the escrow account in connection with the aforesaid Deed of Trust is hereby transferred to the said Grantees. Said mortgage is now with Wachovia Mortgage Company.

unimproved ( )
This is improved (XX) property, known as 313 N. Wilson Boulevard, 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 19th day of January 19 83

Gary Alan Morris
GARY ALAN MORRIS

Rebecca J. Morris
REBECCA J. MORRIS

STATE OF TENNESSEE
Davidson County

BOOK 5334 PAGE 912

Personally appeared before me, THE UNDERSIGNED, a Notary Public in and for said County and State, the within named GARY ALAN MORRIS and wife, REBECCA J. MORRIS,

the 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 19th day of January 19 83

Commission expires 4-17-83

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

GARY ALAN MORRIS, et ux

REBECCA J. MORRIS

TO

JOHN PHILLIPS, et ux

SARA S. PHILLIPS

PLEASE FILE BOX "7"

PREPARED BY:

SATURN & MAZER, Attorneys
20th Floor
First American Center
Nashville, Tennessee 37238

Phone: 259-3666

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

RECEIVED OF _____

FOR _____

BOOK 5994 PAGE 913

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
			92000.00- CO	
			239.20 CO TX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK	245.70-
2164A01/19/83			BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

H 25804

IDENTIF. REFERENCE

JAN 19 10 43 AM '83

FELIX Z. WILSON, III REGISTER
DAVIDSON COUNTY, TN

No. 922206