B0417

Return to:
THIRD NATIONAL BANK
COMMERCIAL REAL ESTATE
DEPARTMENT

BOOK 6044 PAGE 69

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $55,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25TH DAY OF April, 1983.

Notary Public

MY COMMISSION EXPIRES: 10-19-86

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
FOLEY & WEISS, ATTORNEYS, 1208 Fidelity Federal Building, Nashville, TN 37219
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
HARRY EDWARD PHILLIPS (NAME)	"OWNER" (NAME)	Map 98-1
343 Cumberland Hills Dr (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Par 70
Madison, TN 37115 (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	#04D-51210

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, RANDALL PHILLIPS BUILDERS, INC.,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO HARRY EDWARD 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. 76 on the Plan of the Resubdivision of Lots 74 thru 85 Roxborough, of record in Book 5200, Page 238, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a complete legal description of said lot.

BEING PART of the same property conveyed to Randall Phillips Builders, Inc., by deed from Kyle R. Weems, Trustee, of Hamilton Mortgage Corporation, of record in Book 5239, Page 641, Register's Office for Davidson County, Tennessee.

AS PART of the above consideration, the Grantee herein assumes and agrees to pay the unpaid principal balance owing on a certain note executed by the Grantor herein to Third National Bank in Nashville in the sum of $55,000.00, as secured by Deed of Trust to James L. Roberts, Trustee, of record in Book 6005, Page 114, Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved ( ) property, known as (Lot 76)
(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 my hand this 12th day of April, 1983

RANDALL PHILLIPS BUILDERS, INC.

BY: Randall Phillips
Randall Phillips, President

STATE OF TENNESSEE }
Davidson County }

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Personally appeared before me, Joan H. Coverdale, a Notary Public in and for said County and State, the within named ______

the bargainor___, with whom I am personally acquainted, and who acknowledged that ______ executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 12th day of April 19 83.

Commission expires 10/19/86

Joan H. Coverdale
Notary Public

(NOTARY PUBLIC seal)

STATE OF TENNESSEE }
Davidson County }

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Randall Phillips ~~and~~ ______ with whom I am personally acquainted and who upon (his oath) ~~(their several oaths)~~ acknowledged (himself) ~~(themselves)~~ to be the President ~~and~~ ______ ~~respectively~~ of the RANDALL PHILLIPS BUILDERS, INC., the within named bargainor, a corporation, and that (he ~~they~~) as such President ~~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 Randall Phillips as such President ~~, and attesting the same by the said~~ xxxxxxxxxxxxxxxxxxxxxxxxxxxxxx xxxxxxxxxxxxxxxxxxxxxxxxxxxxxx

Witness my hand and official seal at office at Nashville, Tennessee, on this the 12th day of April, 19 83.

My commission expires 10/19/86

Joan H. Coverdale
Notary Public

WARRANTY DEED

FROM

RANDALL PHILLIPS BUILDERS, INC.,

TO

HARRY EDWARD PHILLIPS

H 4 3 9 0 3

IDENTIF. REFERENCE

APR 25 3 23 PM '83

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

Attorneys Title Company
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
			55000.00- CO	
			143.00 CO TX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK	149.50-
2711	A04/25/63		BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

H 4 3 9 0 3

IDENTIF. REFERENCE

APR 25 3 23 PM '63

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 944371