This instrument prepared by:
Joseph B. Pitt, Jr., Attorney
First American Center
Nashville, TN 37238

BOOK 6096 PAGE 676

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO	MAP PARCEL NUMBERS
John C. Phipps, II & wife Patricia S. Phipps	John C. Phipps, II	Map 129-10
(NAME)	(NAME)	
6612 Ellesmere Road	6612 Ellesmere Road	Parcel 38
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, TN 37205	Nashville, TN 37205	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of Ten and no/100----------

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

Cash in hand paid by John C. Phipps, II and wife, Patricia S. Phipps and other good and valuable considerations accepted as cash, the receipt of all of which is hereby acknowledged,

I, Margaret M. Holland, unmarried

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

John C. Phipps, II and wife, Patricia S. Phipps

certain real estate in Davidson County, Tennessee, as follows: *the Grantees herein, their (successors), heirs and assigns,*

Land in Davidson County, Tennessee, described as follows:

Being Lot No. 61 on the Plan of West Meade Park, Section 3, as of record in Book 3300, page 23, Register's Office for said County.

Said Lot No. 61 fronts 164.6 feet on the northwesterly side of Ellesmere Road and extends back 491.1 feet on the northeasterly line and 542 feet on the southwesterly line to a dead line, measuring 135 feet thereon.

Being the same property conveyed to Margaret M. Holland, by deed from J.L. Thompson, III, Trustee, of record in Book 5578, page 299, Register's Office for said County.

H 6 1 0 3 3

IDENTIF. REFERENCE

JUL 18 11 10 AM '83

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 114,080

Subscribed and sworn to before me, this the 15th day of July 19 83

John C Phipps II
Affiant

My commission expires: 4/8/84 (Affix Seal)

Mary Ensley
Notary Public

NOTARY PUBLIC STATE AT LARGE TENNESSEE

unimproved ( )
This is improved (X) property, known as 6612 Ellesmere Road, Nashville, Tennessee 37205
(House Number) (Street) P.O. Address (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto 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. , except for 1983 taxes which are prorated and assumed by the purchasers.

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.

Whenever 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 15th *day of* July, 19 83, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

CHECK

07/18 302.00

Margaret M Holland
Margaret M. Holland

2641

BOOK 6096 PAGE 677

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Mary Emery, *a Notary Public in and for said County and State,* Margaret M. Holland

the within named 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 ..... Tennessee
this 15th *day of* July, *19* 83

Mary Emery
Notary Public

Commission expires 4/8/84

NOTARY PUBLIC SEP 1984 AT LARGE

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.....

PLEASE RETURN
CHICAGO TITLE INS. CO.
FIRST AMERICAN CENTER
NASHVILLE, TENN. 37238
24290

WARRANTY DEED

FROM

Margaret M. Holland

TO

John C. Phipps II, and wife,
Patricia S. Phipps

Compliments of
Chicago Title Insurance Company
First Floor — First American Center

Phone 255-4631
NASHVILLE, TENNESSEE 37238

G-242910

OFFICIAL RECEIPT

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

RECEIVED OF _____ BOOK 6096 PAGE 678

FOR _____

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
			114000.00-	CO
			296.40	CO TX
			.50	PRFEE
			6.00	WDEED
			CHECK	302.90-
2641	A	07/18/83	BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

H 6 1 0 3 3

IDENTIF. REFERENCE

JUL 18 11 10 AM '83

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 964357