REC. $35.62

BOOK 6101 PAGE 84

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 11,228.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th DAY OF July, 1983

Notary Public

MY COMMISSION EXPIRES: 10-20-85

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
MORRIS LEVINE, Atty-at-Law, 1119 Stahlman Bldg., Nash, TN 37201
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Sheryl Phillips (NAME)	Same (NAME)	2W-20455
1922 - 12th Ave. North (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	81-7
Nashville, TN 37208 (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	375

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, I, Ethel E. Battle, an unmarried person,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Sheryl Phillips, an unmarried person

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:

BEING Lot No. 76 in the Subdivision of Lots Nos. 5 and 6 of the Thomas Woodard property, as of record in Book 161, page 174, Register's Office for said County.

SAID Lot No. 76 fronts 50 feet on the easterly side of 12th Avenue North, and runs back between parallel lines, 115 feet, more or less, to an alley.

BEING the same property conveyed to Ethel E. Battle by deed from Larry R. Johnson, of record in Book 5958, page 332, Register's Office for Davidson County, Tennessee.

As further consideration for this transfer, Grantee assumes and agrees to pay the first mortgage of $7,228.00 payable at the rate of $69.50 per month to Jack J. Cohen and wife, Bessie D. Cohen and Leon Gilbert, and more fully described in deed of record in Book 5589, page 968, Register's Office for Davidson County, Tennessee; Grantee further assumes and agrees to pay mortgage of record in Book 5958, page 332, said Register's Office, payable to the order of Larry R. Johnson in installments of $60.00 per month.

This is unimproved ( ) improved (X) property, known as 1922-12th Ave N.
(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 July, 1983

Ethel E. Battle

REV. 6/25/70

STATE OF TENNESSEE
Davidson County

BOOK 6101 PAGE 85

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Ethel E. Battle and Sheryl Phillips

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 12th day of July, 19 83.

Commission expires 10/20/85

Tina R. Scaife
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 Stallcup Realty

TO

$ 93.01

IDENTIF. REFERENCE

Jul 25 9 34 AM '83

FELIX Z. WILSON JR. REGISTER
DAVIDSON COUNTY, TN

H. 6. 2. 4 2 4

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

OFFICIAL RECEIPT

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

RECEIVED OF_____

FOR_____ BOOK 6101 PAGE 86

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
			11228.00- CO	
			29.12 CO TX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK	35.62-
4247A	07/25/83		BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

H 6 2 4 2 4

IDENTIF. REFERENCE

JUL 25 9 34 AM '83

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 965917