FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ -0-

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th DAY OF October 19 83

Notary Public

MY COMMISSION EXPIRES: 10/11/86

(AFFIX SEAL)

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QUITCLAIM DEED

THIS INSTRUMENT WAS PREPARED BY
SATURN & MAZER, Attorneys, 212 Third Avenue, North, Nashville, Tennessee 37201
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
POWELL WALLIS PHILLIPS, JR. (NAME)	THE LOMAS & NETTLETON COMPANY (NAME)	146-4
507 Richmar Drive (STREET ADDRESS OR ROUTE NUMBER)	P. O. Box 62923 (STREET ADDRESS)	104
Nashville, Tenn. 37211 (CITY) (STATE) (P. O. ZIP)	Virginia Beach, Virginia 23462 (CITY) (STATE) (ZIP)	6DU-22795

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, POWELL WALLIS PHILLIPS, JR., for the purpose of conveying a one-half interest, as joint tenant with right of survivorship, with no consideration, HEREINAFTER CALLED THE GRANTORS, HAVE ~~BARGAINED AND SOLD~~ QUITCLAIMED AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO POWELL WALLIS PHILLIPS, SR., and wife, LIZZIE M. 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.736 on the Plan of Caldwell Hall, Section XI, as of record in Book 300, page 54, Register's Office for said County.

BEGINNING at a point in the southwesterly margin of Richmar Drive at the corner of Lot Nos. 726 and 737; thence with the line between said lots, southwesterly 253.65 feet to the line of Lot No. 746; thence with the line between Lot Nos. 736 and 746, southerly 78.25 feet to a point; thence easterly 11.34 feet to a corner of Lot No. 735; thence with the line between Lot Nos. 735 and 736, northeasterly 276.65 feet to the margin of Richmar Drive; thence with the margin of the same, northwesterly 80 feet to the beginning.

BEING the same property conveyed to Powell Wallis Phillips, Jr., by deed from Gerry A. Hughes and wife, Bo Brugge Hughes, of record in Book 6127, page 921, 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 The Lomas & Nettleton Company, of record in Book 5472, page 158, said 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.

This is improved (XX) unimproved ( ) property, known as 507 Richmar Drive, Nashville, Tennessee 37211
(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 unincumbered 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 herein, the singular number shall include the plural and the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this 17th day of October, 19 83

POWELL WALLIS PHILLIPS, JR.

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, THE UNDERSIGNED, a Notary Public in and for said County and State, the within named POWELL WALLIS PHILLIPS, JR.,

the bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 17th day of October 1983.

Commission expires 10/13/86

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

TO

H807381

IDENTIF. REFERENCE

Oct 18 3 09 PM '83

FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN

PREPARED BY:
SATURN & MAZER, Attorneys
212 Third Avenue, North
Nashville, Tennessee 37201

Phone: 259-3666

10/18 6.00 CHECK

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