FORM NO. WD-1

BOOK 6189 PAGE 577

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 11,500.00

Richard R. Minchey
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6th DAY OF December, 1983.

Sherian W. Hays
Notary Public

MY COMMISSION EXPIRES: August 9, 1986

(AFFIX SEAL)

mail

THIS INSTRUMENT WAS PREPARED BY
RONALD K. NEVIN, Attorney at Law - 2108 Parkway Towers, Nashville, Tn. 37219
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Mr. Richard R. Minchey (NAME)	Mr. Richard R. Minchey (NAME)	94-2
1700 Long Avenue (STREET ADDRESS OR ROUTE NUMBER)	213 Hickory Drive (STREET ADDRESS)	57
Nashville, Tn. 37206 (CITY) (STATE) (P. O. ZIP)	Mt. Juliet, Tennessee 37122 (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, I, RONALD K. NEVIN, Conservator for Beatrice Phillips

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Richard R. Minchey

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. 226 in the East Edgefield Land Company's First Subdivision to East Nashville, of record in Book 57, page 130, Register's Office for said County.

SAID Lot 226 fronts 65 feet on the south side of Long Avenue and extends back between parallel lines 150 feet to an alley, and is located on the southeast corner of Long Avenue and 17th Street.

BEING the same property conveyed to Baxter Cobb and wife, Mary Alice Cobb, by deed of record in Book 691, page 50, Register's office for Davidson County, Tennessee. The said parties having since died. The said Baxter Cobb having predeceased Mary Alice Cobb. Said property vested in Beatrice Phillips as the only heir at law of Mary Alice Cobb. See affidavit of heirship of record in Book 4304, page 203, Register's Office for Davidson County, Tennessee.

CHECK

This is unimproved ( ) improved (X) property, known as 1700 Long Avenue (House Number) (Street) Nashville, Tennessee 37206 (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 6th day of December, 1983

Beatrice Phillips by Ronald K. Nevin, Conservator

BEATRICE PHILLIPS, by RONALD K. NEVIN, Conservator

12/07 36.40-7701

STATE OF TENNESSEE
Davidson County

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Ronald K. Nevin, Conservator for Beatrice Phillips

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 6th day of December 1983.

Commission expires Aug. 9, 1986

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

H90621

IDENTIF. REFERENCE

DEC 7 9 04 AM '83

FELIX Z. WILSON JR. REGISTER
DAVIDSON COUNTY, TN

WARRANTY DEED

FROM
BEATRICE PHILLIPS
by, RONALD K. NEVIN, Conservator

TO
Richard R. Minchey

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 6189 PAGE 579

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
			11500.00- CAMT.	
			29.90 CSTAX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK	36.40-
7701A	12/07/83		BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

H90621

IDENTIF. REFERENCE

DEC 7 9 04 AM '83

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 998364