#2947

WARRANTY DEED

THIS INSTRUMENT PREPARED BY

George E. Mudter, Jr., Atty. BOOK 6204 PAGE 128
254 Highlands Building
Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Mr. and Mrs. Raymond E. Steffens	Singleton Mortgage Corporation	135-10
(NAME)	(NAME)	
518 Lanawood Drive	6263 Poplar, Suite 100	87
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tennessee 37217	Memphis, TN 38119	FB #2D-47853
(CITY) (STATE) (P. O. ZIP)	(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, PHILHALL CORP.

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO RAYMOND E. STEFFENS and wife, JOAN F. STEFFENS

HEREINAFTER CALLED THE GRANTEES, THEIR SUCCESSORS, HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: TO-WIT:

Being Lot No. 518 on the Plan of Priest Lake Park, Section 8, as of record in Plat Book 5200, page 418, Register's Office for said County, to which plan reference is made for a more complete description.

Being part of the same property conveyed to Philhall Corp. by quitclaim deed from Randall Phillips Builders, Inc. of record in Book 5898, page 781, said Register's Office.

This conveyance is made subject to: (1) Restrictions of record in Book 5960, page 868; and (2) All matters appearing on the Plan of record in Plat Book 5200, page 418, said Register's Office.

H 9 4 7 0 5

T
IDENTIF. REFERENCE

DEC 30 10 25 AM '83

FELIX [illegible] REGISTER
DAVIDSON COUNTY, TN

unimproved ( )
This is improved (XX property, known as 518 Lanawood Drive, Nashville, Tennessee 37217

TO HAVE AND TO HOLD the said tract or parcel of land, with the apurtenances, estate, title and interest thereto belonging to the said GRANTEES, their successors, 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, successors, assigns and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their successors, 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.

In witness whereof, the GRANTORS have hereunto set their hands (if a corporation, has caused its name to be signed hereto by its duly authorized officer) on this 15th day of December, 1983.

PHILHALL CORP.

BY: Charles S. Wells Jr.
CHARLES S. WELLS, JR., VICE-PRESIDENT

STATE OF TENNESSEE

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COUNTY OF _____

Personally appeared before me, the undersigned, 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 _____, this _____ day of _____, 19____.

My commission expires _____ Notary Public _____

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared CHARLES S. WELLS, JR. with whom I am personally acquainted, and who, upon oath, acknowledged him self to be Vice-president of the PHILHALL CORP. the within named bargainor, a corporation, and that as such ~~Vice-president~~, being authorized so to do, executed the foregoing instrument for the purpose therein contained by signing the name of the corporation by the said CHARLES S. WELLS, JR. as such ~~Vice-President~~.

Witness my hand and official seal, at Nashville, Tennessee,
this 15th day of December, 1983

Catherine C. Hurst Notary Public

Commission expires April 21, 1985

**or proved to me on the basis of satisfactory evidence,

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $87,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF December 19 83

MY COMMISSION EXPIRES April 21, 1985 (AFFIX SEAL)

Notary Public

2940 12/30 235.04- CHECK

WARRANTY DEED

FROM

PHILHALL CORP.

TO

RAYMOND E. STEFFENS and wife,

JOAN F. STEFFENS

RETURN TO: FILE BOX 38
First Title & Escrow Company, Inc.
P.O. Box 926
256 Highland Building
BRENTWOOD, TENNESSEE 37027-0926

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

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RECEIVED OF [redacted]

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

67900.00- CAMT.
226.54 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 235.04-
2940A12/30/63 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

H94705.1

IDENTIF. REFERENCE

DEC 30 10 25 AM '83

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 3453