THIS INSTRUMENT PREPARED BY:
STEWART & BLACK, ATTORNEYS
223 MADISON STREET
MADISON, TENNESSEE 37115

BOOK 6226 PAGE 759

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
W. GEORGE PHILLIPS ET UX	Same	Map 43-5
(NAME)	(NAME)	
308 Roosevelt Avenue		par 219
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Madison, TN 37115		11D-60245
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of ----------TEN AND NO/100----------
----------($10.00)---------- *Dollars,*

cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, we,

David G. Rader et ux Marilyn S. Rader,
hereinafter referred to as Grantors,

have this day bargained and sold, and do hereby transfer and convey unto the said W. George Phillips et ux Annie S. Phillips, hereinafter referred to as Grantees, their *(successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:*

LAND in Davidson County, Tennessee, being part of Lot No. 12 of Block "B" on the Map of Crestview Estates as of record in Book 843, page 81, Register's Office for said County.

SAID part of said lot fronts 101 feet on the easterly side of Brooks Avenue and runs back between parallel lines, with the southerly margin of Roosevelt Street, 70 feet to a dead line.

BEING the same property conveyed to David G. Rader et ux Marilyn S. Rader by deed from Linda M. Ruf of record in Book 5805, page 172, Register's Office for Davidson County, Tennessee.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 40,000.00

Subscribed and sworn to before me, this the 31st day of January 19 84

x W. George Phillips
Affiant

My commission expires: 7-18-87 (Affix Seal)

Notary Public

This is improved (X) unimproved property, known as 308 Roosevelt Avenue, Madison, TN 37115
(House Number) (Street) P.O. Address: (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest 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.* 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.*

Witness our *hand* s *this* 31st *day of* January *19* 84 *the corporate party, if any, having caused its name to be signed hereto by the duly authorized officers on said day and date.*

x David G. Rader
David G. Rader

x Marilyn S. Rader
Marilyn S. Rader

02/01/11 15:55

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STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, David G. Rader and Marilyn S. Rader

the within named bargainor S, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purpose therein contained.

Witness my hand and official seal at Madison, Tennessee, this 31st day of January, 19 84

Carolyn Allen
Notary Public

Commission expires 7-18-87

CAROLYN ALLEN NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

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

FELIX E. ... REGISTER
DAVIDSON COUNTY, TN
FEB 6 9 05 AM '84

IDENTIFICATION REFERENCE

101641

WARRANTY DEED

FROM
DAVID G. RADER ET UX

TO
W. GEORGE PHILLIPS ET UX

Compliments of
Commonwealth Title Agency
of Nashville, Inc.
Suite 106, Madison Bldg.
223 Madison St.
MADISON, TENNESSEE 37115

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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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
			40000.00- CAMT.	
			104.00 CSTAX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK	110.50-
1151	A	02/06/84	BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

10644

IDENTIF. REFERENCE

FEB 6 9 05 AM '84

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN

No. 11423