RETURN TO METROPOLITAN FEDERAL

FORM NO. WD-1

BOOK 6238 PAGE 545

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $26,000.00

X Nancy M. Thacker
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF February, 1984.

Beatrice Potts
Notary Public

MY COMMISSION EXPIRES: 4-7-87

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Elizabeth W. McDow, 230 4th Ave. North, Nashville, TN 37219
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NUMBERS
William G. Thacker (NAME)	Metropolitan Federal S & L Assn (NAME)	2DA 53540
1910 Louanne Drive (STREET ADDRESS OR ROUTE NUMBER)	230 4th Avenue, North (STREET ADDRESS)	Mp 107-5
Nashville, TN 37217 (CITY) (STATE) (P. O. ZIP)	Nashville, TN 37219 (CITY) (STATE) (ZIP)	Par 235 Is

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, ROBERT WILLIAM (BOBBY) PHILLIPS and PEGGY PHILLIPS LILLY, heirs-at-law of Juanice G. Phillips, deceased

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO WILLIAM G. THACKER and wife, NANCY M. THACKER

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. 268, on the Plan of Bel-Air, Section II, as of record in Book 2900, page 29, Register's Office for said County, to which plan reference is hereby made for a more complete description.

BEING the same property conveyed to Juanice G. Phillips, Unmarried, by deed from New Haven Park Company, of record in Book 3952, page 797, Register's Office for said County; the said Juanice G. Phillips having since died and property being vested in Robert William (Bobby) Phillips and Peggy Phillips Lilly by Affidavit of Inheritance of record in Book 6142, page 750, Register's Office for said County and Will of record in Book 141, page 122, Probate Court for Davidson County, Tennessee.

This conveyance is subject to:

Restrictive covenants contained in instrument of record in Book 2959, page 215, as amended in Book 2964, page 1 and Book 3096, page 485, said Register's Office.

The Plan of record in Book 2900, page 29, said Register's Office, shows an owners certificate, a 40 foot minimum building setback line from Louanne Drive and a 10 foot easement for public utility purposes along the rear line with a manhole located within said easement and a 2.5 x 20 foot utility anchor easement located on the southwest front corner of said lot.

Subject property is not the usual place of residence of the Grantors.

This is unimproved ( ) improved (XX) property, known as 1910 Louanne Drive, Nashville, TN 37217
(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 our hands this 28th day of February 1984

Robert William Bobby Phillips
ROBERT WILLIAM (BOBBY) PHILLIPS

Peggy Phillips Lilly
PEGGY PHILLIPS LILLY

STATE OF TENNESSEE
Davidson County

BOOK 6238 PAGE 546

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named ROBERT WILLIAM (BOBBY) PHILLIPS and PEGGY PHILLIPS LILLY

the bargainors, with whom I am personally acquainted, and who acknowledged that their executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 28th day of February 19 84

Commission expires 11-1-87

Heather S. Potts
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

I 0 5 5 2 0

IDENTIF. REFERENCE

FEB 28 2 55 PM '84

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

02/28 126.10- CHECK

6137

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 6238 PAGE 547

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
			46000.00- CAMT.	
			119.60 CSTAX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK 126.10-	
6137A02/28/84			BAL .00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

105520

T
IDENTIF. REFERENCE

FEB 28 2 55 PM '84

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 16256