PREPARED BY:
Margaret L. Behm
SHIPLEY & BEHM
306 Gay Street
206 Realtor's Bldg.
Nashville, TN 37201

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Douglas and Rosalee Phillips	(same)	104-15-400
(NAME)	(NAME)	
1102 Cardinal Road		
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	BOOK 6275 PAGE 241
Jonesboro AK 72401		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of ----------$10.00----------

TEN and no/100---------- *Dollars,*

We, Janeice Faye Boyd and Joe Mack Boyd, Jr.

have this day bargained and sold, and do hereby transfer and convey unto the said Douglas and Rosalee Phillips

certain real estate in Davidson County, Tennessee, as follows: *the Grantees herein, their (successors), heirs and assigns,*

Land in Davidson County, Tennessee, being the easterly half of Lot No. 56 on the Plan of Belair, as of record in Book 332, page 6, Register's Office for said County.

Said part of said lot frongs 50 feet on the southerly side of Westwood Avenue and runs back between parallel lines, 195 feet to an alley.

Being the same property conveyed to Joe Mack Boyd, Jr. and wife Janeice Faye Boyd by deed from C. Aubrey Hearns and wife Florence Hearn of record in Book 4958, page 133, Register's Office for Davidson County, Tennessee.

I 1 6 9 4 1

IDENTIF. REFERENCE

APR 20 2 36 PM '84

REGISTER DAVIDSON CO. TN

RUSH

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 53,871.80

Subscribed and sworn to before me, this the 17th day of April 1984

Affiant Joe M. Boyd

My commission expires: 10/20/85 (Affix Seal)

Notary Public Margaret L. Behm

NOTARY PUBLIC DAVIDSON CO. TN

unimproved ( )
This is improved (X) property, known as 2119 Westwood Avenue, Nashville, TN 37212
(House Number) (Street) P.O. Address: (City or Town)

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

Whenever 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 17th *day of* April *19* 84 *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Janeice F. Boyd

Joe M. Boyd

NOTARY PUBLIC DAVIDSON CO. TN

04/20 146.64- CHECK

312

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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Personally appeared before me, Margaret L. Behm, *a Notary Public in and for said County and State,* Janeice F. Boyd and Joe Mack Boyd, Jr.

the within named 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 Nashville, *Tennessee, this* 7th *day of* April, 19 84

Margaret L. Behm *Notary Public*

Commission expires 10/20/85

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 .....

WARRANTY DEED

FROM

Joe Mack Boyd, Jr. and Janeice F. Boyd

TO

Douglas and Rosalee Phillips

Compliments of
Chicago Title Insurance Company
First Floor — First American Center

Phone 255-4631
NASHVILLE, TENNESSEE 37238

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

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RECEIVED OF _____

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
			140.14 CSTAX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK	146.64-
0312A04/20/64			BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

FILED
APR 20 2 36 PM '64
IDENTIF. REFERENCE

No. 30019