1246

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP PARCEL NUMBERS
Gaye G. Holton (NAME)	Security Federal Savings and Loan (NAME)	104-13-A-2
401 Bowling Avenue, Unit One (STREET ADDRESS OR ROUTE NUMBER)	4235 Hillsboro Road, P. O. Box 150809 (STREET ADDRESS)	DA 71731
Nashville, Tennessee 37205 (CITY) (STATE) (ZIP CODE)	Nashville, TN 37215 (CITY) (STATE) (ZIP CODE)	

WARRANTY DEED

BOOK 5287 PAGE 212

For and in consideration of the sum of ----------($10.00)----------

----------TEN AND NO/100----------DOLLARS

Cash in hand paid by Gaye G. Holton and other good and valuable consideration, the receipt of which is hereby acknowledged.

WILLIAM H. PHILLIPS and wife, SUE S. PHILLIPS have bargained and sold, and by these presents do transfer and convey unto the said GAYE G. HOLTON

the GRANTEES herein, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Building Site No. 2 on the Plan of Richmeade Place, Section I, as of record in Book 4860, page 44, Register's Office for Davidson County, Tennessee, reference to which Plat is hereby made for a more complete and accurate description of said property, together with one membership in Richmeade Place Home Owners Association, Inc. a not-for-profit corporation of the State of Tennessee, and all obligations and privileges thereunto belonging or in anywise appurtaining to said membership.

Being the same property conveyed to William H. Phillips and wife, Sue S. Phillips by deed from Union Bank, a California Banking Corporation of record in Book 5012, page 238, Register's Office, Davidson County, Tennessee.

I 2 0 5 3 7

IDENTIF. REFERENCE

MAY 8 9 34 AM '84

FEE [illegible] REGISTER DAVIDSON COUNTY, TN

unimproved ( )
This is improved (X) property, known as 401 Bowling Avenue, Unit One (Richmeade Place Condominium)
(House Number) (Street)

Nashville, Tennessee 37205
(P.O. Address) (City or Town) (Zip Code)

To have and to hold the said tract or parcel of land, which 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.

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 4th day of May, 19 84.

William H. Phillips — WILLIAM H. PHILLIPS

Sue S. Phillips — SUE S. PHILLIPS

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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, the within named William H. Phillips and wife, Sue S. Phillips

the bargainors, 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 Nashville, Tennessee, this 4th day of May, 19 84.

My commission expires 10-20-84 Notary Public Barbara B. Kendall

STATE OF TENNESSEE
COUNTY OF

Before me, a Notary Public of the State and County aforesaid, personally appeared and with whom I am personally acquainted, and who, upon oath, acknowledged to be and respectively of the , the within named bargainor, a corporation, and that as such and , being authorized so to do, executed the foregoing instrument for the purpose 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 seal, at office in this day of , 19 .

Notary Public

Commission expires

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration for this transfer or value of property (whichever is greater) is $ 128,000.00 This is equal to or greater than the property would bring at a fair and voluntary sale.

X Gaye G Holton

Sworn to and subscribed before me this 4th day of May, 19 84.

My commission expires 10-20-84 Notary Public Barbara B. Kendall

This instrument was prepared by:

John M. Jordan, Attorney, 4235 Hillsboro Road, Nashville, Tennessee 37215
Name Address

WARRANTY DEED

FROM William H. Phillips and wife,

Sue S. Phillips

TO

Gaye G. Holton

UNION TITLE COMPANY, INC.
4235 Hillsboro Road
P.O. Box 158116
Nashville, Tennessee 37215-8116

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

128000.00- CONST.
332.80 CSTAX
.50 PRFEE
6.00 MTGTX
CHECK 339.30-
4646405/08/84 CAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

12053 7.

T.
IDENTIF. REFERENCE

MAY 8 9 34 AM '84

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 34220