FORM NO. WD-1

BOOK 6290 PAGE 975

STATE OF TENNESSEE }
COUNTY OF ~~DAVIDSON~~ Williamson }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 72,186.79

Peggy Lassiter
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th DAY OF May, 19 84

Eddie Bramlett
Notary Public

MY COMMISSION EXPIRES: 1-16-87

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY Buck, Baker & Bramlett, 7003 Chadwick Drive, Suite 140, Brentwood, TN 37027

NAME AND ADDRESS		
ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Peggy Lassiter (NAME)	Commerce Mortgage Corp. (NAME)	97 13 01
800 Norwalk Drive (STREET ADDRESS OR ROUTE NUMBER)	P.O. Box 27 (STREET ADDRESS)	03D-85634
Nashville, TN 37214 (CITY) (STATE) (P. O. ZIP)	Memphis TN. 38187-0127 (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, WE, Kenneth J. Phillips and wife, Sandra S. Demott Phillips

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Peggy Lassiter

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. 43 on the Plan of Section Two, Larchwood as of record in Book 5200, pages 57, 58 and 59, Register's Office for said County and state, to which said plan reference is hereby made for a more complete legal description.

Being the same property conveyed to Kenneth J. Phillips and wife, Sandra S. Demott Phillips by deed from Frank C. Batson and wife, Judy W. Batson of record in Book 5547, page 487, Register's Office for Davidson County, Tennessee.

This conveyance is subject to restrictions of record in Book 5158, page 918, Book 5479, page 443, Revised in Book 5681, page 532, amended in Book 5688, page 696, said Register's Office.

Grantees herein agree to assume an indebtedness of record in Book 5547, page 490, said Register's Office, in the original principal amount of $60,000.00.

This is ( ) unimproved (X) improved property, known as 800 Norwalk Drive, (House Number) (Street) Nashville, TN 37214 (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 hand s this: 10th day of May, 19 84

Kenneth J. Phillips

Sandra S. Demott Phillips

STATE OF TENNESSEE
~~Davidson~~ Williamson County

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Kenneth J. Phillips and wife, Sandra S. Demott Phillips

the bargainor S, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Brentwood, Tennessee, this 10th day of May, 19 84

Commission expires 1-18-87

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 (their several oaths) (his oath) (himself) (themselves) acknowledged 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
Kenneth J. Phillips

Sandra S. Demott Phillips

TO
Peggy Lassiter

PREPARED BY:

BUCK, BAKER & BRAMLETT
200 4th Ave., North
Suite 618
Nashville, Tennessee 37219-2180

Phone: (615) 244-8100

IDENTIF. REFERENCE

MAY 11 3 04 PM '84

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

12.7.7.2

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

72166.79- CAMT.
187.72 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 194.22-
611BA05/11/84 CAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

I 2 1 7 7 2

IDENTIF. REFERENCE

MAY 11 3 04 PM '84

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 35652