File Box 43

BOOK 6337 PAGE 382

STATE OF TENNESSEE
COUNTY OF

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $69,000.00

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF June, 19 84.

Notary Public

MY COMMISSION EXPIRES
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
LAWYER'S ESCROW SERVICE, INC. ONE UNION STREET, CORNER OF FIRST AND UNION, NASHVILLE, TN. 37201
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP - PARCEL NUMBERS
Richard Glenn Davis, Jr.	MORTGAGE CORPORATION OF THE SOUTH	2D 42183
(NAME) et ux	(NAME)	
3108 Goodwin Drive	P. O. Box 10726	Map: 136-13
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, TN 37217	Brimingham, ALabama 35202	Par: 85
(CITY) (STATE) (P.O. ZIP)	(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, PHILLIP GREGORY PHIFER and wife, MAUREEN K. PHIFER

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO RICHARD GLENN DAVIS, JR. and wife, TAMMY K. DAVIS

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

BEING Lot No. 61 on the Plan of Edge-O-Lake Subdivision, Section 20-A, of record in Plat Book 5200, Page 183, Register's Office for Davidson County, Tennessee.

SAID Lot No. 61 fronts 80.00 feet on the easterly margin of Goodwin Drive and extends back 167.36 feet on the northerly line, and 158.42 feet on the southerly line to a line on the rear on which it measures 72.63 feet.

BEING the same property conveyed to Phillip Gregory Phifer and wife, Maureen K. Phifer by deed from Intercontinental Construction Corporation, of record in Book 6174, Page 601, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.

AS PART OF THE ABOVE CONSIDERATION, IT IS AGREED AND UNDERSTOOD that the above named Grantees assume and agree to pay the remaining unpaid balance on a promissory Note secured by a Deed of Trust of record in Book 6174, Page 604, said Register's Office, payable according to the terms and conditions therein. Said Deed of Trust being assigned to Mortgage Corporation of the South by instrument of record in Book 6206, Page 528, Register's Office for Davidson County, Tennessee.

07/13 135.90- CHECK

This is unimproved ( ) improved (X) property, known as 3108 Goodwin Drive (House Number) (Street) Nashville, TN 37217 (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 ti, 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 28th day of June 19 84

x Phillip Gregory Phifer

x Maureen K. Phifer

3418

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named PHILLIP GREGORY PHIFER and wife, MAUREEN K. PHIFER

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 Nashville, Tennessee, this 28th day of June, 1984

Commission expires 11-1-87

Notary Public

STATE OF TENNESSEE

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 (this 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
PHILLIP GREGORY PHIFER et ux

TO
MAUREEN K. PHIFER

RICHARD GLENN DAVIS, JR. et ux

TAMMY K. DAVIS

Return to:
LAWYER'S ESCROW SERVICE
ONE UNION STREET
CORNER OF FIRST AND UNION
NASHVILLE, TENNESSEE 37201

I 3 6 0 1 6

IDENTIF. REFERENCE

JUL 13 1 09 PM '84

FELIX A. WILSON II REGISTER
DAVIDSON COUNTY, TN

RUSH

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

69000.00- CAMT.
179.40 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 185.90-
341807/13/84 CAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

T.3601 6.

IDENTIF. REFERENCE

JUL 13 1 09 PM '84

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No.0052483