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FILE IN BOX #4

84-7-08
FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $33,500.00

Walter Phillips
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11th DAY OF July, 19 84

Notary Public

MY COMMISSION EXPIRES: 2/19/88

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foley and Weiss, Attorneys, Suite 500, One Church Street Bldg, Nashville, TN 37201
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
WALTER PHILLIPS (NAME)	The Lomas & Nettleton Company (NAME)	
3522 Elkins Avenue (STREET ADDRESS OR ROUTE NUMBER)	2001 Bryan Tower (STREET ADDRESS)	92-13-169
Nashville, Tennesee 37209 (CITY) (STATE) (P. O. ZIP)	Dallas, Texas 75201 (CITY) (STATE) (ZIP)	11W-71070

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, I MICHAEL J. McMILLEN, TRUSTEE,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO WALTER PHILLIPS and MARITA G. PHILLIPS, his wife

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. 12 of Block 17 on the Map of Charlotte Park 2nd Addition, of record in Book 57, pages 160 and 161, Register's Office for said County.

Said Lot No. 12 fronts 50 feet on the northerly side of Elkins Avenue and extends back between parallel lines with the easterly margin of 37th Avenue North, 150 feet to a 20-foot alley in the rear.

Being the same property conveyed to Michael J. McMillen, Trustee with full power to mortgage, sell and convey without the joinder of any beneficiary, by deed from Annie M. Beamer, a widow, of record in Book 6181, page 271, said hegister's Office.

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

CHECK ONE

This is unimproved ( ) improved (X) property, known as 3522 Elkins Avenue (House Number) (Street) Nashville, Tennesee 37209 (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 my hand this 11th day of July, 19 84

Michael J. McMillen, Trustee
MICHAEL J. McMILLEN, TRUSTEE

3951 14 REV. 7/83 LEGAL FORMS

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 MICHAEL J. McMILLEN, TRUSTEE

the bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 11th day of July, 19 84

Commission expires 2/19/88

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
MICHAEL J. McMILLEN, TRUSTEE

TO
WALTER PHILLIPS

I 36045

IDENTIF. REFERENCE

JUL 13 2 01 PM '84

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

OFFICIAL RECEIPT

FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____ BOOK 6337 PAGE 493

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

33500.00- CAMT.
87.10 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 93.60-
3451A07/13/84 CAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

I 3 6 0 4 5

IDENTIF. REFERENCE

JUL 13 2 01 PM '84

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN

No.0052516