FORM NO. WD-1

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STATE OF TENNESSEE }
COUNTY OF ~~DAVIDSON~~ WILLIAMSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 13,000.00

Robert T. Phillips
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27 DAY OF July, 1984.

Jean D. Pilcher
Notary Public

MY COMMISSION EXPIRES: 11-28-87

(AFFIX SEAL)

THIS INSTRUMENT PREPARED BY:
DENNEY, LACKEY & CHERNAU
218 Third Avenue, North
P. O. Box 3429
Nashville, TN 37219-0429

THIS INSTRUMENT WAS PREPARED BY
ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Robert T. Phillips (NAME)	SAME (NAME)	Map 161
P.O. BOX 576, 310 Wilson Pk. Cir. (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Parcel 116
Brentwood, Tn. 37027 (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	6DU-58450

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, CALVIN MAURICE ROWLAND AND WIFE, RITA C. ROWLAND

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO ROBERT T. PHILLIPS

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 in the 6th Civil District, described as follows:

Beginning on the southeasterly margin of Old Hickory Boulevard 200 feet, more or less, northeast from the center line of a proposed 50 foot road as appears on the preliminary plan of Myrtlewood Estates, said point being also the northeast corner of the property conveyed to L. C. Gladney and wife, by deed from Elmo Phillips and wife, of record in Book 3430, page 269, said Register's Office; thence with the southeasterly margin of said Old Hickory Boulevard north 65° east 120 feet to an iron pin; thence leaving said Boulevard south 25° east 390 feet to an iron pin; thence south 13° 31' west 46.03 feet to an iron pin; thence north 54° west 190 feet to an iron pin; thence north 25° west 250.7 feet to the beginning, containing 0.98 acres, more or less.

Being the same property conveyed to Calvin Maurice Rowland and wife, Rita C. Rowland by deed from Elmo Phillips and wife, Myrtle Baars Phillips of record in Book 4046, page 846, Register's Office for Davidson County, Tennessee.

This is unimproved (X) improved ( ) property, known as _____ (House Number) (Street) (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 27 day of July, 1984

Calvin Maurice Rowland
Calvin Maurice Rowland

Rita C. Rowland
Rita C. Rowland

07/30 /C 35 CK

7792

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STATE OF TENNESSEE
~~Davidson County~~
WILLIAMSON COUNTY

Personally appeared before me, Jean G. Piland, a Notary Public in and for said County and State, the within named Calvin Maurice Rowland and wife, Rita C. Rowland

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 27 day of July, 19 84

Commission expires 11-28-87

Jean G. Piland
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
Calvin Maurice Rowland and wife,
Rita C. Rowland

TO
Robert T. Phillips

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

I 3 9 4 5 8

IDENTIF. REFERENCE T.

JUL 30 11 16 AM '84

FEE ... 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	COTX -STATE TAX CONVEY
WD -WARRANTY DEED	UCC -UNIFORM COMMERCIAL CODE	MOTX -STATE TAX MORT
TD -TRUST DEED		PRFEE -PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

13000.00- CAMT.
33.80 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 40.30-
7792A07/30/64 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

I 39458
1
Atlantic Ref
Jul 30 11:16 AM 18F
Felix Z. Wilson II Reg.
Dav. Cnty Tn

No.0056724