Prepared by:
Gail Pigg, Attorney
Suite 1401
One Commerce Place
Nashville, TN 37239

WALT, DYER & JAMES
ATTORNEYS AT LAW
Suite 301, 2002 RICHARD JONES RD.
NASHVILLE, TN 37215

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
J. Robert Philpott, Jr., Marion B. Philpott	Leader Federal Savings & Loan Assoc.	7D,A24330
(NAME) 3429 Hampton Avenue	(NAME) 158 Madison Avenue	Map-117-6
(STREET ADDRESS OR ROUTE NUMBER) Nashville, Tennessee	(STREET ADDRESS) Memphis, Tennessee 38101	#79
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of TEN DOLLARS AND NO/100---------- Dollars, and other good and valuable consideration the receipt of which is hereby acknowledged

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MARY MARGARET ELLER DIDDLE DOTY, and husband J.P. DOTY

have this day bargained and sold, and do hereby transfer and convey unto the said J. ROBERT PHILPOTT, JR., and wife, MARION B. PHILPOTT the Grantees herein, their (successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being the easterly 100 feet of the south part of Lot No. 28 on the Map of Hillsboro Heights, not of record, and described as follows:

Beginning at a point in the South margin of Hampton Avenue at the common corner of Lots Nos. 27 and 28, being 1475 feet west of the westerly margin of 23rd Avenue South; thence with the line between lots Nos. 27 and 28 southerly 345.7 feet to the common corner of said lots and of Lots Nos. 30 and 31; thence with the line between Lots Nos. 28 and 30, westerly 100 feet to a point; thence northerly 346 feet more or less to the south margin of Hampton Avenue; thence with the margin of the same easterly 100 feet to the point of the beginning.

Being the same property devised Mary Margaret Eller Diddle by Will of Herbert Estel Eller, deceased, of record in Will Book 105, Page 392, County Court of Davidson County, Tennessee, the said Mary Margaret Eller Diddle having since married J. P. Doty.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $09,000.00

Subscribed and sworn to before me, this the 30th day of August, 19 84

Affiant

My commission expires: 1-20-85 (Affix Seal)

Notary Public

This is unimproved ( ) improved ( ) property, known as 3429 Hampton Avenue, Nashville, Tennessee
(House Number) (Street) P.O. Address: (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to the said Grantees their (successors), heirs and assigns forever we covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered. Except for 1984 taxes.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their (successors), heirs and assigns, against the lawful claims of all persons.

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 30th day of August, 19 84, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

J. P. Doty

J. P. DOTY

Mary Margaret Eller Diddle Doty

MARY MARGARET ELLER DIDDLE DOTY

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7345

09/04 0356.00- CHECK

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned *, a Notary Public in and for said County and State,* Mary Margaret Eller Diddle Doty, et vir J. P. Doty

the within named bargainorS, 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 30th *day of* August *, 19* 84

Gail Pizzy
Notary Public

Commission expires 1-20-85

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, , a Notary Public of the State and County aforesaid, personally appeared , with whom I am personally acquainted, and who, upon oath, acknowledged self to be of the the within named bargainor, a corporation, and that he as such being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by self as .

Witness my hand and seal, at office in
this. day of , 19

Notary Public

Commission expires

F-47-216

IDENTIF. REFERENCE

SEP 4 11 01 AM '84

FILED & RECORDED REGISTER
DAVIDSON COUNTY, TN

WARRANTY DEED

FROM

MARY MARGARET ELLER DIDDLE DOTY, et vir

TO

J. ROBERT PHILPOTT, JR., and wife,
MARION B. PHILPOTT

Compliments of
Chicago Title Insurance Company
First Floor — First American Center

Phone 255-4631
NASHVILLE, TENNESSEE 37238

OFFICIAL RECEIPT

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

RECEIVED OF BOOK 6373 PAGE 322

FOR

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

309000.00- CAMT.
803.40 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 809.90-
7345A09/04/84 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

14216

IDENTIF. REFERENCE

SEP 4 11 01 AM '84

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN

No. 0065961