Book 33

BOOK 6378 PAGE 343

| Address New Owner: | Send Tax Bills to: | Map-Parcel Numbers |
|---|---|---|
| Ms. Jacqueline D. Kelly<br>1412 Burton Valley Road<br>Nashville, Tenn. 37215 | SAME | 131-10-49 Jsl |
| This instrument prepared by: Boult, Cummings, Conners & Berry, 222 Third Avenue, North, P. O. Box 198062, Nashville, TN 37219 | | |

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN DOLLARS ($10.00) cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, Jack C. Phillips and wife, Frances J. Phillips (the "Grantors"), have bargained and sold, and by these presents do transfer and convey unto the said Jacqueline D. Kelly (the "Grantee"), Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described in Exhibit A which is attached hereto and incorporated herein by reference (the "Property").

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to the following:

1. Real estate taxes for the current year which have been prorated between the parties.

2. Restrictive covenants contained in instrument of record in Book 2798,page 361; Book 2663, page 51, Register's Office of Davidson County, Tennessee, such covenants dated July 28, 1958, and by their terms due to have expired July 28, 1983.

3. The Plan of record in Book 2663, page 51, said Register's Office, shows an owner's certificate; a 75 foot minimum building setback line along Burton Valley Road and a 40 foot minimum building setback line along Chalmers Drive; and a 5 foot X 20 foot utility anchor easement located on the northwesterly corner of said lot.

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $117,450.00.

Jacqueline Kelly
Affiant

Subscribed and sworn to before me this 10 day of Septmer, 198_.

NOTARY PUBLIC

Gail G. Greenfield
Notary Public
My Commission Expires: 7/17/88

This is improved property, known as 1412 Burton Valley Road, Nashville, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging to the said Grantee, Grantee's heirs and assigns, forever.

And Grantors do covenant with the said Grantee that Grantors are lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered except as set forth hereinabove.

And Grantors do further covenant and bind themselves to warrant and forever defend the title to the Property to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantors have caused this Deed to be executed this 10th day of September, 1984.

Jack C. Phillips by Michel G. Kaplan attorney-in-fact
Jack C. Phillips

Frances J. Phillips by Michel G. Kaplan attorney-in-fact
Frances J. Phillips

STATE OF Tennessee
COUNTY OF Davidson

On this 10 day of September 1984, before me, Gail G. Greenfield, a Notary Public in and for said County and State, personally appeared Michel G. Kaplan, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Jack C. Phillips and Frances J. Phillips, and acknowledged that he executed the same as the free act and deed of said Jack C. Phillips and Frances J. Phillips.

WITNESS my hand and seal at Nashville, Tennessee, this 10 day of September, 1984.

Gail G. Greenfield
NOTARY PUBLIC

My Commission Expires:
7/17/88



EXHIBIT A

LAND in Davidson County, Tennessee, being Lot No. 104 on the Plan of Section II, First Addition, Seven Hills, of record in Book 2663, page 51, Register's Office for said County.

BEGINNING at a point in the north margin of Burton Valley Road at the corner of Lots 104 and 105; thence with the line between said lots, northerly 177 feet to a corner of Lot No. 122; thence with the line between Lots 104 and 122, northwesterly 202 feet to the east margin of Chalmers Drive; thence with the margin of the same, southerly 195.04 feet to the beginning of a curve; thence around said curve, southeasterly 40.46 feet to the north margin of Burton Valley Road; thence with the margin of the same, easterly 210.06 feet to the point of beginning.

BEING the same property conveyed to Jack C. Phillips and wife, Frances J. Phillips, by deed from Priscilla M. Hubbard and Lola Elaine Richardson of record in Book 5135, page 231, Register's Office for Davidson County, Tennessee.

I 4 8 7 2 4
IDENTIF. REFERENCE
SEP 10 3 39 PM '84
FELIX [illegible] REGISTER
DAVIDSON COUNTY, TN

FILE TICOR TITLE INSURANCE COMPANY

# OFFICIAL RECEIPT

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

RECEIVED OF _____ BOOK 6378 PAGE 346

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 |
|---|---|---|---|---|

117450.00- CAMT.
305.24 CSTAX
.50 PRFEE
9.00 WDEED
CHECK 314.74-
9251A09/10/84 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

I-487-24-T

IDENTIF. REFERENCE

SEP 10 3 33 PM '84

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 0067818