BOOK 6418 PAGE 138

STATE OF TENNESSEE
COUNTY OF DAVIDSON — The actual consideration or value whichever is greater, for this transfer is $61,553.78

Subscribed and sworn to before me, this the 1st day of November 19 84

My commission expires: January 19, 1986
(Affix Seal)

Notary Public

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY SOUTHEAST TITLE of Tennessee, Inc.	
Realtors Building, 306 Gay Street, Suite 203, Nashville, Tennessee 37201	
ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:
Gary T. Moncier	Kentucky Mortgage Co.
276 Sailboat Dr.	P.O. Box 13013
STREET ADDRESS	STREET ADDRESS
Nashville, TN. 37217	Lexington, KY. 40512
CITY STATE ZIP	CITY STATE ZIP
MAP NO. 149-4	PARCEL NO. 128.00

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, CHARLES A. PHIPPS AND JOINED BY HIS WIFE, PRISCILLA PHIPPS

HEREINAFTER CALLED GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO HEREBY TRANSFER AND CONVEY UNTO GARY T. MONCIER AND WIFE, JEAN BAILEY MONCIER

HEREINAFTER CALLED GRANTEE(S), THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND, TOGETHER WITH ALL TENEMENTS, HEREDITAMENTS AND APPURTENANCES THERETO LOCATED IN DAVIDSON COUNTY, STATE OF TENNESSEE, MORE PARTICULARTY DESCRIBED AS FOLLOWS:

BEING Lot No. 314 on the Plan of Edge-O-Lake Estates, Section 7, as of record in Book 3700 page 79, Register's Office for Davidson County, Tennessee.

SAID Lot No. 314 fronts 80.0 feet on the southerly side of Sailboat Drive and runs back between lines 150.0 feet on the easterly side and 110 feet on the westerly side to a broken line in the rear on which it measures 100 feet.

BEING the same property conveyed to Charles A. Phipps and wife, Telse Phipps by deed from Charlotte A. Ralston, Unmarried, of record in Book 5177, page 872, Register's Office for Davidson County, Tennessee. The said Charles A. Phipps and Telse Phipps having subsequently divorced and property being solely vested in Charles A. Phipps by Divorce Decree #91430 in the 3rd Circuit Court for Davidson County.
Priscilla Phipps hereby joins her husband, Charles A. Phipps, for the purpose of conveying any interest.
This conveyeance is subject to taxes for the year 1984 and subsequent years, easements and restrictive coveneants of record and Deed of Trust for the benefit of Dobson and Johnson, Inc., of record in Book 5177, page 872, said Register's Office, which the Grantee's herein agree to assume and pay.
Except for a certain mortgage to Kentucky Mortgage Co., recorded in Book 5177, page 872, of the mortgage records for Davidson County, Tennessee, the unpaid balance of which the Grantees hereby jointly and severally assume and agree to pay as part of the consideration herein; the Grantees also jointly and severally hereby assume the obligations of Charles A. Phipps under the terms of the intrument creating the loan to indemnify the Veterans Administration to the extent of any claim payment arising from the guaranty or insurance of the indebtedness above mentioned.

THIS IS _____ IMPROVED PROPERTY KNOWN AS 276 Sailboat Drive, Nashville, Tn. 37217

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenance, 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 1st day of November 1984

Charles A. Phipps
CHARLES A. PHIPPS, by Attorney in fact,
Peggy B. Myers
By Peggy B. Myers

Priscilla Phipps
PRISCILLA PHIPPS, by Attorney in Fact
Peggy B. Myers
By Peggy B. Myers

State of Tennessee
County of _____

BOOK 6418 PAGE 193

On this_____day of_____, 19_____, before me personally appeared _____ to me known to be the person(s) described in or proved to me on the basis of satisfactory evidence, and who executed the foregoing instrument, and who acknowledged the execution of the same to be_____free act and deed.

Witness my hand and official seal.
My Commission expires:

_____

_____
Notary Public

State of Tennessee
County of _____

On this_____day of_____, 19_____, before me personally appeared _____ to me known to be the person(s) described in or proved to me on the basis of satisfactory evidence, and who executed the foregoing instrument, and who acknowledged the execution of the same to be_____free act and deed.

Witness my hand and official seal.
My Commission expires:

_____

_____
Notary Public

WARRANTY DEED

I.6.1.1.09

IDENTIF. REFERENCE

Nov 2 11 32 AM '84

REGISTER
DAVIDSON COUNTY, TN

SOUTHEAST TITLE
OF TENNESSEE, INC.
Realtors Building
306 Gay Street Suite 203
Nashville, Tennessee 37201

State of Tennessee
County of Davidson

On this 1st day of November, 1984, before me personally appeared Peggy B. Myers, to me known to be the person who executed the foregoing instrument in behalf of Charles A. Phipps and Priscilla Phipps acknowledged that he executed the same as the free act and deed of said Charles A. Phipps and Priscilla Phipps.

Notary Public

MyCommission expires January 19, 1986

11/02 15.65 CHECK

4227

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

61553.78- CAMT.
160.16 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 166.66-
4227A11/02/84 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

I 6 1 1 0 9

T
IDENTIF. REFERENCE:

Nov 2 11 38 AM '84

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No.0082365