FORM P.D. WD-1

BOOK 6442 PAGE 380

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 83,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4th DAY OF December 19 84.

Notary Public

MY COMMISSION EXPIRES: 4/21/85

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Harold Reeves, Attorney 640 Spence Lane Nashville, Tn. 37217
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
Joseph R. Phillips (NAME)	Security Federal Savings & Loan Association (NAME)	104-8
1650 17th Avenue South (STREET ADDRESS OR ROUTE NUMBER)	4235 Hillsboro Road (STREET ADDRESS)	Par. 279
Nashville, TN 37212 (CITY) (STATE) (P O ZIP)	Nashville, TN 37215 (CITY) (STATE) (ZIP)	22W-15740

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, Cleon A. Flowers and wife, Theresa P. Flowers

HEREINAFTER CALLED THE GRANTORS HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Joseph R. 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:

BEING Lot No. 3 on the Map of O. H. Shields Subdivision of Lot 55 on O. B. Hayes Plan of Large Lots called Rokeby, of record in Book 161, page 158, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

BEING the same property conveyed to Cleon A. Flowers by deed from Lyndal Roberts and wife, Margaret Roberts of record in Book 5195, page 662, Register's Office for Davidson County, Tennessee.

Grantees hereby assume and agree to pay the mortgage held by Security Federal Savings & Loan Association of record in Book 6085, page 758, said Register's Office. The escrow account and insurance to be transferred to Grantee.

This conveyance subject to such easements, setback lines and restrictive covenants of record in Register's Office for Davidson County, Tennessee

I 6 8 4 2 1

IDENTIF. REFERENCE

DEC 7 9 50 AM '84

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

CHECK

This is unimproved ( )
This is improved (X) property, known as 1605 Seventh Avenue South Nashville, TN 37212
(House Number) (Street) (P O Address) (City or Town) (Postal Zip)

12/07 22.30-

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 4th day of December, 19 84

Cleon A. Flowers

Theresa P. Flowers

3262

Harold Reeves Attorney

STATE OF TENNESSEE
Davidson County

BOOK 6442 PAGE 381

Personally appeared before me, The undersigned, a Notary Public in and for said County and State, the within named Cleon A. Flowers and Theresa P. Flowers

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 Nashville, Tennessee, this 4th day of December 19 84

Commission expires Jan. 11, 1986

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 (their several oaths) (his oath) (themselves) (himself) acknowledged to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he) as such _____ and _____ (they) 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

Cleon A. Flowers and wife,

Theresa P. Flowers

TO

Joseph R. Phillips

File Box 24

title escrow, inc.
suite 218
640 spence lane
nashville, tennessee 37217

Harold Reeves Attorney

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

RECEIVED OF _____

FOR _____

BOOK 6442 PAGE 382

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

83000.00- CAMT.
215.80 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 228.30-
3262A 12/07/84 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

I 6 8 4 2 1

IDENTIF. REFERENCE

Dec 7 9 50 AM '84

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 91139