BOOK 6474 PAGE 257

FILE BOX 45

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 24,750.00

Robert J. Phillips
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11th DAY OF January, 1985

Notary Public

MY COMMISSION EXPIRES: 10-20-85

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

CHARLES F. BROWN, JR - 1161 Murfreesboro Road - Suite 316 - Nashville, TN 37217

NAME / ADDRESS		
ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Robert J. Phillips (NAME)	AmSouth Mortgage Company, Inc. (NAME)	5DU42533
448 Cedarvalley Drive (STREET ADDRESS OR ROUTE NUMBER)	P. O. Box 847 (STREET ADDRESS)	Map 162-13
Nashville, TN 37211 (CITY) (STATE) (P.O. ZIP)	Birmingham, AL 35201 (CITY) (STATE) (ZIP)	Parcel 18

FOR AND 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~~ I, M. Van Stanley, Jr., Married

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Robert J. Phillips and wife, Sandra K. Phillips, a one-half undivided interest

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. 18 on the Plan of Cedarwood Estates, Section 1, Revised, of record in Book 4675, page 62, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

BEING the same property conveyed to M. Van Stanley, Jr., married, by deed from Donald L. Wolfe and wife, Delores T. Wolfe, of record in Book 6464, page 225, Register's Office for said County.

THIS conveyance is subject to a Deed of Trust executed by Donald L. Wolfe and wife, Delores T. Wolfe, to Michael L. Padalino, Trustee, for AmSouth Mortgage Company, Inc., dated December 10, 1984, with an unpaid principal amount of $62,695.00, which the grantees herein hereby assume and agree to pay. Said Deed of Trust is filed for record in Book 6440, page 272, in the Register's office for Davidson County, Tennessee. The escrow account in connection with said loan is hereby transferred to the grantees.

THIS conveyance is subject to a Deed of Trust executed by M. Van Stanley, Jr. and wife, Mary Stanley, to Charles F. Brown, Jr., Trustee for Donald L. Wolfe and wife, Delores T. Wolfe, dated December 10, 1984, with an unpaid principal amount of 3,800, which the grantees herein assume and agree to pay. Said Deed of Trust is filed for record in Book 6464, page 228, in the Register's Office for Davidson County, Tennessee.

This is unimproved ( ) improved (X) property, known as 448 Cedarvalley Drive (House Number) (Street) Nashville (P.O. Address) (City or Town) 37211 (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 heir 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 covey 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 my hand this 11th day of January, 1985

M. Van Stanley, Jr.

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STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named M. Van Stanley, Jr.

the bargainor _____, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 11th day of January, 1985.

Commission expires 10-20-85

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon (his oath / their several oaths) acknowledged (himself / themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that (he / they) as such _____ and _____ being authorized so to do, execute 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

M. Van Stanley, Jr.

TO

Robert J. Phillips and wife

Sandra K. Phillips

RETURN TO:

METROPOLITAN ESCROW, INC.
1161 Murfreesboro Road
Suite 316
Nashville, TN 37217

CHARLES F. BROWN, JR.
ATTORNEY-AT-LAW
1161 Murfreesboro Road
Suite 316
Nashville, TN 37217

1:76:704

IDENTIF. REFERENCE

JAN 15 11 17 AM '85

FELIX Z. ROSSO II REGISTER
DAVIDSON COUNTY, TN

01/15/85 36.72- CHECK

3466

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

RECEIVED OF BOOK 6474 PAGE 259

FOR

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
			34750.00- CAMT.	
			902.21 CSTAX	
		VB	902.21- CSTAX	
			90.22 CSTAX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK	96.72-
3466A01/15/85			BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

I 7 6 7 0 4

IDENTIF. REFERENCE

JAN 15 11 17 AM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 101090