File Box 43

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONDIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 50,000.00

x Sherry Lynn Smith
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF March 19 85

Notary Public

MY COMMISSION EXPIRES 4/20/86
(AFFIX SEAL)

BOOK 6512 PAGE 442

THIS INSTRUMENT WAS PREPARED BY
LAWYER'S ESCROW SERVICE, INC. ONE UNION STREET, CORNER OF FIRST AND UNION, NASHVILLE, TN. 37201

NAME	ADDRESS	
ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP - PARCEL NUMBERS
Donald P. Williams, unmarried et al (NAME)	Third National Mortgage Company (NAME)	96-13
2837 Twin Lawn Drive (STREET ADDRESS OR ROUTE NUMBER)	P. O. Box 2628 (STREET ADDRESS)	109
Nashville, Tennessee 37214 (CITY) (STATE) (P.O. ZIP)	Nashville, Tennessee 37219 (CITY) (STATE) (ZIP)	3DZ60120

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, Alma Jean Phillips, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Donald P. Williams, unmarried and Sherry Lynn Smith, unmarried

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

Land in Davidson County, Tennessee, BEING Lot No. 144 on the Plan of Twin Lawn Subdivision, as of record in Book 2331, page 9, Register's Office for said County.

SAID Lot No. 144 fronts 80.0 feet on the southerly margin of Twin Lawn Drive and extends back between parallel lines 150.0 feet to a dead line in the rear.

Being the same property conveyed to James Aubrey Phillips and wife, Alma Jean Phillips by deed from George Gianikas and wife, Mary Ellen Gianikas, of record in Book 2497, page 394, Register's office for Davidson County, Tennessee. The said James Aubrey Phillips having since died and title vested in Alma Jean Phillips as tenant by the entirety.

This conveyance is subject to any and all existing restrictions and easements of record.

I 8 9 3 4

IDENTIF. REFERENCE

MAR 19 1 22 PM '85

REGISTER'S OFFICE
DAVIDSON COUNTY, TN

CHECK
This is unimproved ( )
improved (XX) property, known as 2837 Twin Lawn Drive, Nashville, Tennessee 37214
(House Number) (Street) (P. O. Address) (City or Town) (Postal Zip)

03/19/85 136.50

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 my hand this 15th day of March, 19 85

Alma Jean Phillips

Alma Jean Phillips, unmarried

9685

STATE OF TENNESSEE
Davidson County

BOOK 6512 PAGE 443

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Alma Jean Phillips, unmarried

~~or proved to me upon the basis of satisfactory evidence~~ the bargainor _____, with whom I am personally acquainted and who acknowledged that she executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 15th day of March 1985

Commission expires 4/20/86

Notary Public

STATE OF TENNESSEE

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 (his oath) (their several oaths) acknowledged (himself) (themselves) 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

~~Alma Jean Phillips, unmarried~~

TO

~~Donald P. Williams, unmarried~~

~~Sherry Lynn Smith, unmarried~~

Return to:
LAWYER'S ESCROW SERVICE
ONE UNION STREET
CORNER OF FIRST AND UNION
NASHVILLE, TENNESSEE 37201

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 6512 PAGE 444

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

50000.00- CAMT.
130.00 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 136.50-
9685A03/18/85 BAL. .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

I 8 9 9 3 4

IDENTIF. REFERENCE

MAR 18 1 22 PM 185

DAVIDSON COUNTY, TN

No. 116848