WARRANTY DEED

THIS INSTRUMENT PREPARED BY

George E. Mudter, Jr., Atty.
229 Ward Circle, Suite C-11
Brentwood, Tennessee 37027

BOOK 6517 PAGE 815

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
BARBARA PHILLIPS	The Kissell Company	Map 94-02
(NAME)	(NAME)	
279 Delvin Drive	30 Warder Street	Parcel 65
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Antioch, Tennessee 37013	Springfield, Ohio 45501	Fld Bk 23W-1905
(CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	

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, EDWARD G. TYLER and wife, SHARON E. TYLER

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO BARBARA PHILLIPS

HEREINAFTER CALLED THE GRANTEES, THEIR SUCCESSORS, 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. 133 on the Plan of United Electric Railways Addition to East Nashville, as of record in Plat Book 161, page 8, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to Edward G. Tyler and wife, Sharon E. Tyler by deed from Wilma Halpin Cooper of record in Book 6500, page 292, said Register's Office.

As part of the consideration for this transfer, the Grantee(s) herein assume and agree to pay, the principal balance now due, plus future interest on a certain note, dated February 22, 1985, in the original principal sum of 19670.00, payable to Provident Mortgage Corporation in monthly installments, including interest as set forth in said note, and being secured by a deed of trust of record in Book 6500, page 297 said Register's Office.

This conveyance is made subject to: (1) Taxes for 1985; (2) All matters appearing on the Plan of United Electric Railways Addition to East Nashville of record in Plat Book 161, page 8, said Register's Office.

FELIX Z. WILSON III REGISTER
DAVIDSON COUNTY, TN
MAR 25 | 59 PM '85

IDENTIF. REFERENCE

19 1 5 7 3

unimproved (XX)
This is improved ( ) property, known as 1710 Eastside Avenue, Nashville, Tennessee 37206

CHECK 03/25 53.70-

TO HAVE AND TO HOLD the said tract or parcel of land, with the apurtenances, estate, title and interest thereto belonging to the said GRANTEES, their successors, 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, successors, assigns and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their successors, 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.

In witness whereof, the GRANTORS have hereunto set their hands (if a corporation, has caused its name to be signed hereto by its duly authorized officer) on this 22nd day of March, 19 85

Edward G Tyler by Sharon E Tyler atty-in-fact — Sharon E Tyler

~~EDWARD G. TYLER~~ ~~SHARON E. TYLER~~

Attorney-in-fact for the said Edward G. Tyler
by Power of Attorney recorded simultaneously herewith.

1758

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

BOOK 6517 PAGE 816

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named SHARON E. TYLER the bargainor, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee, this 22nd day of March, 19 85.

My commission expires 1/10/89 Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared _____ with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged _____ self to be _____ of the _____, the within named bargainor, a corporation, and that as such _____, being authorized so to do, executed the foregoing instrument for the purpose therein contained by signing the name of the corporation by the said _____ as such _____.

Witness my hand and official seal, at _____, this _____ day of _____, 19____.

_____ Notary Public

Commission expires _____

STATE OF TENNESSEE:
COUNTY OF WILLIAMSON

On this 22nd day of March, 1985, before me personally appeared Sharon E. Tyler, 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 Edward G. Tyler, and acknowledged that she executed same as the free act and deed of the said Edward G. Tyler.

Witness my hand and seal, at office in Brentwood, Tennessee, this 22nd day of March, 1985.

Notary Public

My commission expires: 1/10/89

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 22,000.00

Barbara Phillips
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd DAY OF March 19 85

MY COMMISSION EXPIRES: 1/10/89 (AFFIX SEAL)

Notary Public

WARRANTY DEED

FROM SHARON E. TYLER AND EDWARD G. TYLER

TO BARBARA PHILLIPS

Please return to:
First Title & Escrow Company, Inc.
P.O. Box 926
Suite 11C The Paddock
229 Ward Circle
BRENTWOOD, TENNESSEE 37027-0926

File Box 38

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____ BOOK 6517 PAGE 817

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

22000.00- CAMT
67.20 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 63.70-
1758A03/25/86 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

I 9 1 5 7 3

T
IDENTIF. REFERENCE

MAR 25 2 00 PM '85
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 118861