THIS INSTRUMENT PREPARED BY: **PERCY WILKINS, JR.** and **CHRISTY WILKINS IVEY**, Attorneys
2210 Crestmoor Road, Nashville, Tennessee 37215-0157

File 21

ADDRESS NEW OWNER:
Robert Hankins, Jr.
Clovercroft Road
Wolensville, TN

SEND TAX BILLS TO:
Same

MAP-PARCEL NUMBERS:
Part of 172-137

BOOK 6554 PAGE 413

WARRANTY DEED

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, R. T. Phillips Investment Company, Inc., hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto Robert Hankins, Jr. and wife, Judith E. Hankins, hereinafter called the Grantee, Grantee's heirs and assigns, a certain tract or parcel of land in DAVDIDSON County, State of Tennessee, described as follows: To-Wit:

LAND in Davidson County, Tennessee, being Lot No. 55 on the plan of Section Four, Myrtlewood Estates, of record in Book 6200, page 214, Register's Office for said County.

SAID Lot No. 55 fronts 117.00 feet on the southerly margin of Woodland Hills Drive and extends back 386.89 feet on the easterly line and 400.00 feet on the westerly line to a dead line in the rear, measuring 117.73 feet thereon.

BEING part of the same property conveyed to R. T. Phillips Investment Company, Inc., by Quitclaim Deed from William B. Phillips, Betty Phillips Hagan and Robert T. Phillips, as tenants in common, of record in Book 6291, page 245, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all matters shown on the herein referenced plan of record in said Register's Office.

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IDENTIF. REFERENCE
MAY 13 9 42 AM '85
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

This is (un)improved property, known as Lot 55 Myrtlewood, Section Four, Nashville, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever; and Grantor covenants with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever. (As to a corporate or partnership party, the reference to "heirs" shall be deemed to read "successors".)

Witness the execution hereof this 19th day of April, 1985.

R. T. PHILLIPS INVESTMENT COMPANY, INC.
BY: Alan McCracken Treasurer

STATE OF TENNESSEE
COUNTY OF Davidson

On this 19th day of April, 1985, before me personally appeared Alan McCracken, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged that he executed the same as free act and deed.

NOTARY PUBLIC AT LARGE

My Commission Expires: 3-25-89

Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BOOK 6554 PAGE 414

Before me, the undersigned, of the State and County aforesaid, personally appeared Alan McCracken, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the President (or other officer authorized to execute the instrument) of the R. T. PHILLIPS INVESTMENT COMPANY, INC., the within named bargainor, a corporation, and that he as such Treasurer, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself as Treasurer. Witness my hand and official seal, at office in Brentwood, Tennessee, this 19th day of April, 1985.

Notary Public

My Commission Expires: 3-25-89

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $ 31,000.00.

Affiant

Subscribed and sworn to before me, this the 19th day of April, 19 85.

Notary Public

My Commission Expires: 1-19-86

WARRANTY DEED

from:

R. T. PHILLIPS INVESTMENT COMPANY, INC.

to:

ROBERT HANKINS, JR. ET UX

PERCY WILKINS, JR.
and
CHRISTY WILKINS IVEY
Attorneys at Law
2210 Crestmoor Road
P.O. Box 150157
Nashville, Tennessee 37215-0157
(TN-23509)

dp

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

RECEIVED OF _____

FOR _____

BOOK 6554 PAGE 415

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
			31000.00-	CAMT.
			80.60	CSTAX
			.50	PRFEE
			6.00	WDEED
				CHECK 87.10-
6795A	05/13/85		BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

J0368 9

IDENTIF. REFERENCE

MAY 13 9 42 AM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 133498