File Box 43

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONDIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 85,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th DAY OF May 19 85

Notary Public

MY COMMISSION EXPIRES 11/1/87
(AFFIX SEAL)

BOOK 6563 PAGE 106

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 |
|---|---|---|
| Robert B. Phillips et ux | Union Planters National Bank | 131-4 |
| (NAME) | (NAME) | |
| 1103 Frances Avenue | P. O. Box 470 | 179 |
| (STREET ADDRESS OR ROUTE NUMBER) | (STREET ADDRESS) | |
| Nashville, Tennessee 37204 | Memphis, Tennessee 38101 | 16DA38991 |
| (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, WE, George E. Bohanan and wife, Sallye T. Bohanan

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Robert B. Phillips and wife, Sondra D. 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

Land in Davidson County, Tennessee, being the westerly half of Lot No. 34 on the Map of M. N. Young's Parkview Subdivision, as of record in Book 547, page 173, Register's Office for said County.

Said Part of Lot No. 34 fronts 75 feet on the southerly side of Frances Avenue, and runs back between parallel lines 164 feet to a dead line.

Being the same property conveyed to George E. Bohanan and wife, Sallye T. Bohanan by deed from Elizabeth Murphree, Trustee of record in Book 3068, page 323, Register's Office for Davidson County, Tennessee.

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

J 0 6 8 5 3

IDENTIFICATION REFERENCE

MAY 22 1 13 PM '85

REGISTER
DAVIDSON COUNTY, TN

unimproved ( )
This is improved (XX) property, known as 1103 Frances Avenue, Nashville, Tennessee 37204
(House Number) (Street) (P. O. Address) (City or Town) (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 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 17th day of May, 19 85

George E. Bohanan

George E. Bohanan

Sallye T. Bohanan

Sallye T. Bohanan

STATE OF TENNESSEE
Davidson County

BOOK 6563 PAGE 107

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named George E. Bohanan and wife, Sallye T. Bohanan

~~or proved to me upon the basis of satisfactory evidence~~

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 17th day of May 19 85

Commission expires 1-11-87

Shirley E Davis
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 (this oath / their several oaths) acknowledged (himself / themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he / they) as such _____ and _____, 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
George E. Bohanan
Sallye T. Bohanan

TO
Robert B. Phillips
Sondra D. Phillips

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 6563 PAGE 108

| | | |
|---|---|---|
| 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 |
|---|---|---|---|---|

85500.00- CAMT.
222.30 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 228.80-
0503A05/22/85 BAL .00

**RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK**

J 0 6 8 5 3

T
IDENTIF. REFERENCE

MAY 22 1 13 PM '85

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

**No.** 137120