File Box 38 File #3[illegible]76

WARRANTY DEED

THIS INSTRUMENT PREPARED BY

George E. Mudter, Jr., Atty.
4301 Hillsboro Road, Suite 221
Nashville, Tennessee 37215

BOOK 6606 PAGE 922

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
JACK C. PHILLIPS (NAME)	ZEITLIN FINANCIAL SERVICES, (NAME)	Map 131-8-C
109 Colony Court (STREET ADDRESS OR ROUTE NUMBER)	4301 Hillsboro Road, Suite 200 (STREET ADDRESS)	Parcel 3
Nashville, Tennesssee 37215 (CITY) (STATE) (P. O. ZIP)	Nashville, Tennessee 37215 (CITY) (STATE) (ZIP)	16DA-40238

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, DOMINION PROPERTIES

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO JACK C. PHILLIPS and wife, JUANITA E. 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 Unit C, together with an undivided one-eighth (1/8th) interest in the common elements of Colony Court Condominium a horizontal property regime established by Master Deed, of record in Book 6379, page 242, Register's Office for Davidson County, Tennessee, said unit being depicted on the Condominium Site Plan attached as Exhibit "D" to the aforementioned Master Deed and being located upon Lot No. 2 on the Plan of Colony Court of record in Plat Book 6250, page 116, Register's Office for Davidson County, Tennessee.

Being part of the same property conveyed to Dominion Properties, a Tennessee General Partnership by deed from Mitchell Barnett and wife, Debra M. Barnett of record in Book 6379, Page 240, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to: (1) 1985 taxes which have been prorated and assumed by the Grantees; (2) Master Deed of record in Book 6379, page 242, said Register's Office; (3) All matters appearing on the Plan of record in Plat Book 6250, page 116, said Register's Office.

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T

IDENTIF. REFERENCE

JUL 16 10 57 AM '85

FELIX Z. HILSCHER II REGISTER
DAVIDSON COUNTY, TN

unimproved ( )
This is improved (XX) property, known as 109 Colony Court, Nashville, Tennesssee 37215

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 12th day of July, 1985

DOMINION PROPERTIES
By: N. Mitchell Barnett, partner
N. MITCHELL BARNETT, Partner

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STATE OF TENNESSEE
COUNTY OF _____

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

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

My commission expires _____ Notary Public _____

STATE OF TENNESSEE
COUNTY OF Davidson

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

Witness my hand and official seal, at Nashville, Tennessee this 12th day of July, 19 85.

_____ Notary Public

Commission expires 1/10/89

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 119,900.00

_____ Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th DAY OF July 19 85

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

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

3054 27/E 218.24- CHECK

WARRANTY DEED

FROM DOMINION PROPERTIES

TO JACK C. PHILLIPS and wife, JUANITA E. PHILLIPS

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

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF_____

FOR_____

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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

119900.00- CONT.
311.74 CO TAX
.50 PROBATE
6.00 MORTG
CHECK 313.24-
8054A07/16/85 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

2097.3

IDENTIF. REFERENCE

JUL 16 10 57 AM '85

ELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 154249