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

3648

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS:
Richard A. Belden 3429 Hampton Avenue Nashville, TN 37215	Great Financial Federal 1100 Walnut St., P.O. Box 989 Owensboro, KY 42302-0989	117-6-79 7DA-24330

BOOK 6607 PAGE 338

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, J. Robert Philpott, Jr., and wife, Marion B. Philpott hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto Richard A. Belden and wife, Shirley N. Belden hereinafter called the Grantee, Grantee's 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 easterly 100 feet of the south part of Lot No. 28 on the Map of Hillsboro Heights, not of record, and described as follows:

BEGINNING at a point in the south margin of Hampton Avenue at the common corner of Lots Nos. 27 and 28, and being 1500 feet west of the center line of 23rd Avenue South; thence with the line between Lots Nos. 27 and 28 southerly 345.7 feet to the common corner of said lots and of Lots Nos. 30 and 31; thence with the line between Lots Nos. 28 and 30, westerly 100 feet to a point; thence northerly 346 feet, more or less, to the south margin of Hampton Avenue; thence with the margin of the same easterly 100 feet to the point of beginning.

BEING the same property conveyed to J. Robert Philpott, Jr. and wife, Marion B. Philpott by deed from Mary Margaret Eller Diddle Doty and husband, J. P. Doty, of record in Book 6373, page 320, Register's Office for Davidson County, Tennessee.

The property herein conveyed is subject to restrictive covenants of record in Book 662, page 807 and Book 1021, page 304, said Register's Office.

This is (un)improved property, known as 3429 Hampton Avenue, Nashville, TN 37215.

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 9th day of July, 1985.

J. Robert Philpott, Jr.

Marion B. Philpott

STATE OF TENNESSEE
COUNTY OF Davidson

On this 9th day of July, 1985, before me personally appeared J. Robert Philpott, Jr. and Marion B. Philpott, 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 they executed the same as their free act and deed.

My Commission Expires: Nov 1, 1987

Notary Public

STATE OF TENNESSEE
COUNTY OF _____

BOOK 6607 PAGE 329

Before me, the undersigned, 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 the President (or other officer authorized to execute the instrument) of the _____ _____, the within named bargainor, a corporation, and that he as such _____, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by ____self as _____. Witness my hand and official seal, at office in _____, Tennessee, this _____ day of _____, 19___.

_____
Notary Public

My Commission Expires: _____

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $ 329,000.00 .

Richard A. Belden
Affiant

Subscribed and sworn to before me, this the 15th day of July, 1985.

Christy Wilkins Ivey
Notary Public

My Commission Expires: Nov 4, 1987

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

WARRANTY DEED

from:

J. ROBERT PHILPOTT, JR., AND WIFE, MARION B. PHILPOTT

to:

RICHARD A. BELDEN AND WIFE, SHIRLEY N. BELDEN

RETURN TO BOX 8 (jcb)

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

TN-23686

FELIX P. ELLISON II, REGISTER
DAVIDSON COUNTY, TN
JUL 16 2 46 PM '85

IDENTIFICATION REFERENCE

6 1 1 1 2 J

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF_____

FOR_____

BOOK 6607 PAGE 340

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
			329000.00- CAMT.	
			865.40 CSTAX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK 861.90-	
8229A	07/16/85		BAL .00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

J 2 1 1 9

IDENTIF. REFERENCE

JUL 16 2 46 PM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 154420