BOOK 6623 PAGE 984

FILE BOX 45

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 51,737.00

James Callahan
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2nd DAY OF August, 1985

Patricia A. Johnson
Notary Public

MY COMMISSION EXPIRES: 10-10-85

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

GREGORY M. GALLOWAY - 1161 Murfreesboro Road - Suite 316 - Nashville, TN 37217

NAME	ADDRESS	
ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
David W. Hicks	AmSouth Mortgage Company, Inc.	MAP 175-11
(NAME)	(NAME)	
Rt. 4, Box 279-C	P. O. Box 847	PARCEL 130
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Ashland City, TN 37015	Birmingham, AL 35201	
(CITY) (STATE) (P.O. ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, Phillip P. Stanley and wife, Lois J. Stanley

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO David W. Hicks, unmarried, receiving a one-half undivided interest and James Callahan, a married person, receiving a one-half undivided interest

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.

BEING Lot No. 18A of the Zone Lot Division of Lot Nos. 18, 19, 39, and 40 of Section One of Meadows of Tulip Grove of record in Plat Book 6250, Page 471, amending Plat Book 5200, Page 612, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

BEING the same property conveyed to Phillip P. Stanley and wife, Lois J. Stanley by deed from B & D Investment Builders, Inc., of record in Book 6468, Page 11, Register's Office for said County.

This conveyance is subject to Restrictive Covenants of record in Book 6291, Page 899, Register's Office for said County.

This conveyance is subject to a Deed of Trust executed by Phillip P. Stanley and wife, Lois J. Stanley, to Michael L. Padalino, Trustee, for AmSouth Mortgage Company, Inc., dated July 2, 1985, and filed for record in Book 6600, Page 171, Register's Office for said County, with an unpaid principal amount of approximately $44,737.00, which the grantees herein hereby assume and agree to pay. The escrow account if any is hereby transferred to the grantees.

This is unimproved ( ) improved (XX) property, known as 698 Mercer Drive, Hermitage, TN 37076
(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 heir 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 covey 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 2nd day of August, 1985

Lois J. Stanley

Phillip P. Stanley

4677

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STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named ~~Phillip P. Stanley and wife, Lois J. Stanley~~

(or proved to me on 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 2nd day of August, 1985.

Commission expires 10-20-85

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ with whom I am personally acquainted/and who and _____ (or proved to me on the basis of satisfactory evidence) upon (his oath / their several oaths) acknowledged (himself / themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that (he / they) as such _____ and _____ being authorized so to do, execute 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

~~Phillip P. Stanley~~
Lois J. Stanley

TO

David W. Hicks
James Callahan

IDENTIFICATION REFERENCE

2.6.4.8.6

AUG 6 3 26 PM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

RETURN TO:

METROPOLITAN ESCROW, INC.
1161 Murfreesboro Road
Suite 316
Nashville, TN 37217

GREGORY M. GALLOWAY
ATTORNEY-AT-LAW
1161 Murfreesboro Road
Suite 316
Nashville, TN 37217

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

51737.00- CO TX
134.42 CSTAX
.50 PRFEE
6.00 MDEED
CHECK 140.92-
4877A08/06/85 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

26486

IDENTIFICATION REFERENCE

AUG 6 3 26 PM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 160899