WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Van H. Phillips		I: 083-07-070
NAME: 906 Percy Warner Blvd.	NAME: NEW OWNER	II: 071-03-145
(STREET ADDRESS OR ROUTE NUMBER) Nashville, TN 37205	(STREET ADDRESS)	
(CITY) (P.O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of One Hundred Twenty Three Thousand and no/100 ($123,000.00) ---------- *Dollars,*

BOOK 6628 PAGE 495

I, Daryl L. Overton, unmarried

have this day bargained and sold, and do hereby transfer and convey unto the said Van H. Phillips, unmarried

(successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows: TRACT I:
Land in Davidson County, Tennessee, being the westerly 90 ft. of the easterly 164.5 ft. of Lots Nos. 35,36 and 37 on the Map of Robert E. Powers Plan of Lots, as of record in Book 421, page 56,Register's Office for said County. ¶Said parts of said Lots front 90 ft. on the north side of Tillman Ave. and runs northerly 95 ft.+-to a point on the westerly line of Lot No. 36; thence 12 ft. easterly to a point; thence northerly 75 ft.+-to a point on the norther line of Lot NO. 37; thence 78 ft. easterly to a point at the northeast corner of said Lot No. 37; thence southerly 169 ft.+-to a point on the northerly margin of Tillman Ave. ¶Being the same property conveyed to Daryl L. Overton (Daryl L. Overton being one and the same person as DARRYL L. OVERTON) by deed recorded in Book 6438 at page 666, Register's Office for Davidson County, Tennessee.

TRACT II:
Land in Davidson County, Tennessee, being the southerly 70 ft. of Lots 155 and 156 on the plan of J.B. Haynie's Oriental Plan of record in Book 161, page 26 and 27, Register's Office for said County. ¶ Said Part of Lot 155 fronts 70 ft. on the easterly side of Sultana Ave. and together with part of Lot 156 extends back between parallel lines with the northerly margin of an alley, 200 ft. to the westerly line of Lot 157.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 123,000.00

Subscribed and sworn to before me, this the 16th of July, 1985

Affiant

My commission expires: July 18, 1987 (Affix Seal)

Notary Public Kathleen V. Lowery

unimproved( )
This is improved (X) property, known as Tract I: 307 Tillman Avenue, Nashville, Tennessee Tract II: 138 Sultana Avenue, Nashville, Tennessee
(House Number) (Street) (P.O. Address) (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said Daryl L. Overton, unmarried, his *(successors), heirs and assigns forever,* does *covenant that* he is *lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.* except for mortgages being assumed under separate instruments.

I *further covenant and bind* my *heirs and representatives, to warrant and forever defend the title to said real estate to said* Van H. Phillips, he *(successors), heirs and assigns, against the lawful claims of all persons.*

Witness my *hand this* 16th *day of* July *19*85*, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Daryl L. Overton
DARYL L. OVERTON

5705

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STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personallly appeared before me, THE UNDERSIGNED *, a Notary Public in and for said County and State,* Daryl L. Overton

the within named bargainor, with whom I am personally acquainted, and who acknowledged that he *executed the within instrument for the purpose therein contained.*

Witness my hand and official seal at Nashville, *Tennessee, this* 16th *day of* July, 1985

Kathleen V. Lowery
Notary Public

Commission expires July 18, 1987

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, _____ *a Notary Public of the State and County aforesaid, personally appeared* _____ *with whom I am personally acquainted, and who, upon oath, acknowledged* _____ *self to be* _____ *of the* _____ *the within named bargainor, a corporation, and that* _____ *he as such* _____ *being authorized so to do, executed the foregoing instrument for the purpose therein contained by signing the name of the corporation by* _____ *self as* _____

Witness my hand and seal, at office in _____
this _____ *day of* _____ *19* _____

_____
Notary Public

Commission expires _____

WARRANTY DEED

FROM

Daryl L. Overton, unmarried

TO

Van H. Phillips, unmarried

HS/RD

27972

IDENTIFICATION REFERENCE

AUG 12 2 39 PM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

307 Tillman Avenue
138 Sultana Avenue

Ted A. Burkhalter
Attorney At Law

Suite 303 Centennial Plaza
10 Twenty-Ninth Avenue North
Nashville, Tennessee 37203
(615) 329-3991

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____ BOOK 6628 PAGE 497

FOR _____

CO -CONVEYANCE
MO -MORTGAGE
WD -WARRANTY DEED
TD -TRUST DEED

CC -CERTIFIED COPY
REL -RELEASE
UCC -UNIFORM COMMERCIAL CODE

MISC -MISCELLANEOUS
CO TX -STATE TAX CONVEY
MO TX -STATE TAX MORT
PRFEE -PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			123000.00- CAITT	
			319.80 CSTAX	
			.50 RREE	
			6.00 WDE D	
			CHECK	326.30-
			6705A08/12/85 BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

27972

IDENTIFICATION REFERENCE

AUG 12 2 39 PM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 162681