THIS INSTRUMENT PREPARED BY: East End Title & Escrow
405 Two Mile Pike, Goodlettsville, TN 37072

WARRANTY DEED

BOOK 6638 PAGE 210

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
VAN H. PHILLIPS	FIRST TENNESSEE BANK	Map 83-5
(NAME) P.O. Box 50013	(NAME) Box 84	Parcel 218
(STREET ADDRESS OR ROUTE NUMBER) Nashville, TN. 37205	(STREET ADDRESS) Memphis, TN 38101	23W 08950
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of ----------TEN AND NO/100----------
----------($10.00)---------- *Dollars,*
cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, including the Grantee assuming a certain unpaid indebtedness of record in Book 6257, page 887, Register's Office for Davidson County, Tennessee, which Grantee promises to pay and agrees to hold Grantors harmless therefrom,

JAMES PAUL BROWN AND WIFE, ANGELA J. BROWN, hereinafter referred to as Grantors, have ~~XX~~ *bargained and sold, and does hereby transfer and convey unto the said* VAN H. PHILLIPS, hereinafter referred to as Grantee, his *(successors), heirs and assigns,*

certain real estate in Davidson *County, Tennessee, as follows:,*

Land in Davidson County, Tennessee, being Lot No. 11 on the Plan of Subdivision of the Calvin Davis Lot, as of record in Book 57, page 85, Register's Office for said County.

Said lot fronts 50 feet on the northerly side of Calvin Avenue and runs back between parallel lines with the westerly margin of North 12th Street, formerly Allison Avenue, 150 feet to an alley.

Being the same property conveyed to James Paul Brown and wife, Angela J. Brown, by deed of record in Book 6582, page 958, Register's Office for Davidson County, Tennessee.

STATE OF TENNESSEE
COUNTY OF DAVIDSON } The actual consideration or value whichever is greater, for this transfer is $ 64,816.16

Subscribed and sworn to before me, this the 16th day of August 19 85

Affiant Van H Phillips

My commission expires: 3/8/89 (Affix Seal)

Notary Public Evelyn D. Sweeney

AUG 19 10 01 AM '85

unimproved ( )
This is improved (XX) property, known as 1121 Calvin Avenue, Nashville, TN 37206
(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 Grantee, his *(successors), heirs and assigns forever. Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered.*

Grantor further covenants and binds itself, its successors and representatives, to warrant and forever defend the title to said real estate to said Grantee, his *(successors), heirs and assigns, against the lawful claims of all persons.*

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

Van H Phillips
VAN H. PHILLIPS

James Paul Brown
JAMES PAUL BROWN

Angela J. Brown
ANGELA J. BROWN

23/32 174.00 - CHECK

605

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

BOOK 5538 PAGE 211

Personally appeared before me, the undersigned *a Notary Public in and for said County and State,* JAMES PAUL BROWN AND WIFE, ANGELA J. BROWN AND VAN H. PHILLIPS

the within named 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 Goodlettsville *Tennessee, this* 16th *day of* August, *19* 85

Felix D. Sweeney *Notary Public*

Commission expires 3/8/89

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

TO

EAST END TITLE, INC.
405 TWO MILE PIKE
GOODLETTSVILLE, TN 37072
615 - 859-4871

IDENTIFICATION REFERENCE

AUG 26 9 27 AM '85
FELIX Z. WILSON REGISTER
DAVIDSON COUNTY, TN

3 1 1 7 3

OFFICIAL RECEIPT

FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 6538 PAGE 212

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

64816.16- CAMT.
168.48 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 174.98-
0605A08/26/85 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

31173

IDENTIFICATION REFERENCE

AUG 26 9 27 AM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN

No. 166490

212