File 30

BOOK 5644 PAGE 300

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 78900.00

Subscribed and sworn to before me, this the 29 day of AUGUST 19 85

My commission expires: January 19, 1986 (Affix Seal)

Affiant

Notary Public

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY
SOUTHEAST TITLE of Tennessee, Inc.
Realtors Building, 306 Gay Street, Suite 203, Nashville, Tennessee 37201

ADDRESS OF NEW OWNER:			SEND TAX BILLS TO:		
Wilbur J. Fesmire			Owner		
4487 Post Place (STREET ADDRESS)					
Nashville (CITY)	TN. (STATE)	37205 (ZIP)	STREET ADDRESS		
			CITY	STATE	ZIP

MAP & PARCEL NO. [redacted]-0167

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, RACHEL LEHMAN PHILLIPS, AN UNMARRIED PERSON

HEREINAFTER CALLED GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO HEREBY TRANSFER AND CONVEY UNTO WILBUR J. FESMIRE

HEREINAFTER CALLED GRANTEE(S), THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND, TOGETHER WITH ALL TENEMENTS, HEREDITAMENTS AND APPURTENANCES THERETO LOCATED IN Davidson COUNTY, STATE OF TENNESSEE, MORE PARTICULARTY DESCRIBED AS FOLLOWS:

Being Unit No. 167 of Lion's Head Condominium Apartments, a horizontal property regime established by Master Deed of record in Book 5340 at page 70, as corrected in Book 5342, page 683, the Plat of which is of record in Plat Book 5200 at page 82, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to RACHEL LEHMAN PHILLIPS, AN UNMARRIED PERSON by deed recorded in Book 5527 at page 644, Register's Office for Davidson County, Tennessee.
This conveyance is subject to taxes for the year 1985 and subsequent years, easements and restrictive covenants of record.

33455

IDENTIFICATION REFERENCE

SEP 3 2 13 PM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

THIS IS _____ IMPROVED PROPERTY KNOWN AS 4487 Post Place, Unit 167, Nashville, Tennnessee

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenance, estate, title and interest thereto belonging to the said GRANTEES, their 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 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 my hand this 29 day of AUGUST, 19 85

Rachel Lehman Phillips

Rachel Lehman Phillips

State of Tennessee
County of Davidson

BOOK 5646 PAGE 301

On this 29 day of AUGUST, 19 85, before me personally appeared RACHEL LEHMAN PHILLIPS, AN UNMARRIED PERSON to me known to be the person(s) described in or proved to me on the basis of satisfactory evidence, and who executed the foregoing instrument, and who acknowledged the execution of the same to be her free act and deed.

Witness my hand and official seal.
My Commission expires:

January 19, 1986

Notary Public
Brent A. Campbell

State of Tennessee
County of _____

On this _____ day of _____, 19____, before me personally appeared _____ to me known to be the person(s) described in or proved to me on the basis of satisfactory evidence, and who executed the foregoing instrument, and who acknowledged the execution of the same to be _____ free act and deed.

Witness my hand and official seal.
My Commission expires:

_____

_____
Notary Public

WARRANTY DEED

SOUTHEAST TITLE
OF TENNESSEE, INC.

Realtors Building
306 Gay Street Suite 203
Nashville, Tennessee 37201

OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 6646 PAGE 302

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

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

MISC -MISCELLANEOUS
COTX -STATE TAX CONVEY
MOTX -STATE TAX MORT
PRFEE -PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			78900.00- CAMT.	
			205.14 CSTAX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK	211.64-
3320A	09/03/85		BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

33455

IDENTIFICATION REFERENCE

SEP 3 2 13 PM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 169149