BOOK 6650 PAGE 74

This instrument prepared by:
Joseph B. Pitt, Jr., Attorney
First American Center
Nashville, Tennessee 37238

WARRANTY DEED

349393 File Box #35

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Ben Wiley, Jr. (NAME)	Third National Mortgage Company (NAME)	
2904 Rich Acres Drive (STREET ADDRESS OR ROUTE NUMBER)	P.O. Box 2628 (STREET ADDRESS)	MAP 60-11
Nashville, Tennessee 37207 (CITY) (STATE) (ZIP)	Nashville, Tennessee 37219 (CITY) (STATE) (ZIP)	PARCEL 9

FOR AND IN CONSIDERATION of the sum of Ten and no/100 ---------- $10.00 ---------- *Dollars,*

Cash in hand paid by Ben Wiley, Jr. and wife, Edna Lynn Wiley and other good and valuable considerations accepted as cash the receipt of all of which is hereby acknowledged,

Robert A. Phillips, and wife, Elizabeth M. Phillips

have this day bargained and sold, and do hereby transfer and convey unto the said Ben Wiley, Jr., and wife, Edna Lynn Wiley

the Grantees herein, their (successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being Lot No. 18 on the Plan of Hillhurst Acres, Section 3, of record in Book 2331, page 86, Register's Office for said County.

Said Lot No. 18 fronts 105 feet on the easterly side of Rich Acres Drive and extends back 310 feet on the northerly line and 210.2 feet on the southerly line to a dead line in the rear measuring 144.6 feet thereon.

Being the same property conveyed to Robert A. Phillips and wife, Elizabeth M. Phillips, by deed from Billy D. Lynch and wife, Judy Lynch of record in Book 5354, page 627, Register's Office of Davidson County, Tennessee.

3 4 5 8 0

IDENTIFICATION REFERENCE

SEP 6 3 47 PM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 72,000.00

Subscribed and sworn to before me this the 5th *day of* September *19* 85

Affiant Ben Wiley, Jr.

My commission expires: 4-20-86 *(Affix Seal)*

Cynthia B. Albrecht
Notary Public

This is improved (X) unimproved ( ) property, known as 2904 Rich Acres Drive, Nashville, Tennessee 37207 *(House Number) (Street) P.O. Address: (City or Town)*

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantees their (successors), heirs and assigns forever we covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their (successors), heirs and assigns, against the lawful claims of all persons.

Whenever 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 hands this 5th *day of* September *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.*

Robert A. Phillips

Robert A. Phillips

Elizabeth M. Phillips

Elizabeth M. Phillips

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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* Robert A. Phillips and wife, Elizabeth M. Phillips

the within named bargainor s, *with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that* they *executed the within instrument for the purposes therein contained.*

Witness my hand and official seal at Nashville *Tennessee, this* 25th *day of* September *19* 85.

Cynthia B. Albrecht *Notary Public*

Commission expires 4-20-86

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 (or proved to me on the basis of satisfactory evidence), 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

Robert A. Phillips etux

TO

Ben Wiley, Jr. etux

Compliments of
Chicago Title Insurance Company
First Floor — First American Center
Phone 255-4631
NASHVILLE, TENNESSEE 37238

OFFICIAL RECEIPT

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

RECEIVED OF _____

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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

72000.00- CA'IT.
187.20 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 193.70-
4651A09/06/85 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

3 4 5 8 0

IDENTIFICATION REFERENCE

SEP 6 3 47 PM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 170439