mail

Prepared by:
WILLIAM D. CASTLEMAN, ATTORNEY
P. O. Box 1189
Madison, Tennessee 37116-1189

BOOK 6881 PAGE 925

New Owner:	Send Tax Bills To:	Map/Parcel #:
GWEN STIDHAM	SAME	Map 34-4
343 Cumberland Hills Dr.		Parcel 35
Madison, TN 37115		10D-44005

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN & 00/100 DOLLARS, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **HARRY EDWARD PHILLIPS, et ux, JANICE PHILLIPS,** have this day bargained and sold, and by these presents do transfer and convey unto **GWEN STIDHAM,** her heirs and assigns, certain real property in Davidson County, Tennessee, as follows, to-wit:

Land in Davidson County, Tennessee being Lot No. 1 on the Map of Phillips Ranch Subdivision, as of record in Book 5060, page 35, Register's Office for said County, described according to a survey made June 25, 1976, by William C. Abbott, Jr., as follows:

Being a 3.42, more or less, acre tract of land lying in the 11th Councilmanic District of Davidson County, Tennessee; said tract further described as being a portion of the property Charles and E. R. Phillips as of record in Book 2300, page 87, Register's Office of Davidson County, Tennessee and more particularly described as follows:

Beginning at an existing concrete monument in the southerly margin of Cumberland Hills Drive, said monument further described as being the most northeasterly corner of Lot 36 on the plan of North Hill Estates, Section Four as of record in Book 3842, Page 229, Register's Office of Davidson County, Tennessee; thence leaving the southerly margin of Cumberland Hills Drive North 54° 41' 50" west a distance of 25.20 feet to a point in the centerline of Cumberland Hills Drive; thence North 53° 19' 50" west a distance of 25.14 feet to a point, said point further described as being the most southeasterly corner of Lot 35 on the plan of the said North Hills Estates, Section Four; thence North 42° 36' East a distance of 356.79 feet to a point; thence South 47° 24' east a distance of 497.26 feet to a point in the right of way of the L & N Railroad; thence with the right of way of the L & N Railroad in a southwesterly direction with a curve having a radius of 3357.26 feet to the left a distance of 226.91 feet to a point; thence leaving the right of way of the L & N Railroad North 57° 47' 48" west a distance of 40.96 feet to an existing iron pipe; thence South 59° 42'

12" west a distance of 82.18 feet to an existing iron pipe; thence North 54° 41' 50" west a distance of 338.82 feet to the point of beginning containing 3.42, more or less, acres.

INCLUDED in the above description but expressly excluded therefrom is a 50 foot wide strip dedicated for road purposes, more particularly described as follows:

BEGINNING at an existing concrete monument, said monument being the most northeasterly corner of Lot 36 on the said plan of North Hill Estates, Section Four; thence North 54° 41' 50" west a distance of 25.20 feet to a point in the centerline of Cumberland Hills Drive; thence North 53° 19' 50" west a distance of 25.14 feet to a point, said point further described as being the most southeasterly point of Lot 35 on the said plan of North Hill Estates, Section Four; thence North 42° 36' east a distance of 356.79 feet to a point; thence South 47° 24' east a distance of 50.00 feet to a point; thence South 42° 36' west a distance of 351.00 feet to the point of beginning, containing 0.41, more or less, acres.

BEING the same property conveyed to Harry Edward Phillips, et ux, Janice Phillips, by deed from E. R. Phillips, et ux, Gladys Phillips, of record in Book 5087, Page 716, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD said tract of land, together with all the estate, title and interest thereunto belonging unto the said GWEN STIDHAM, her heirs and assigns, forever.

We covenant that we are lawfully seized and possessed of said real estate, have a good and perfect right to make this conveyance, and that the same is free and unencumbered.

And we agree and bind ourselves, our heirs and legal representatives, to warrant and forever defend the title to said real estate unto the said GWEN STIDHAM, her heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, we have hereunto set our hands and signatures, this the 20th day of September, 1985.

Harry Edward Phillips
HARRY EDWARD PHILLIPS

Janice Phillips
JANICE PHILLIPS

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 bargainors, HARRY EDWARD PHILLIPS, et ux, JANICE PHILLIPS, 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 the 20th day of September, 1985.

Notary Public

My Commission Expires: 10/20/85

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $ 145,000.00 .

Affiant

SWORN to and subscribed before me this 20th day of September, 1985.

Notary Public

My Commission Expires: 10/20/85

38298

IDENTIFICATION REFERENCE

SEP 20 3 54 PM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

OFFICIAL RECEIPT

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

RECEIVED OF _____ BOOK 6661 PAGE 928

FOR _____

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

145000.00- CAMT.
377.00 CSTAX
.50 PRFEE
9.00 WDEED
CHECK 386.50-
9127A09/20/85 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

38298

IDENTIFICATION REFERENCE

SEP 20 3 54 PM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 174801