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This Form furnished by Attorneys Title Company, Inc.

Form No. WD-2

FROM

Roy R. Manning, III and wife,

Denise D. Manning

TO

Robert Edward Phipps and wife,
Nancy Phipps

For draftsman's use

This instrument prepared by
A. T. Levine, Jr., Attorney
Stahlman Building
Nashville, Tennessee 37201

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Robert Edward Phipps (NAME)	Chemical Mortgage Company (NAME)	115-12-77
6125 Bresslyn Road (STREET ADDRESS OR ROUTE NUMBER)	101 East Town Street (STREET ADDRESS)	
Nashville, Tennessee (CITY) (STATE) (P. O. ZIP)	Columbus, Ohio 43215 (CITY) (STATE) (ZIP)	

(FOR REGISTER'S USE)

52445

IDENTIFICATION REFERENCE

Nov 13 8 37 AM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

RUSH

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS

$108,000.00 Robert E Phipps
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 12th DAY OF November 1985.

Notary Public

MY COMMISSION EXPIRES: April 9, 1987

(AFFIX SEAL)

For and in Consideration of the sum of Ten and No/100 ($10.00) **DOLLARS**

Cash in hand paid and other good and valuable considerations, the receipt of which is hereby acknowledged, and in further consideration the grantees have assumed and agreed to pay the remaining unpaid balance of a certain note which is secured by a deed of trust executed by the grantors herein, to Edward Seddon, Trustee, of record in Book 5645, page 907, Register's Office for Davidson County, Tennessee, to which reference is here made for a more particular description of said note and the terms and conditions of said deed of trust, the obligations of which are assumed by the said grantees,

We, Roy R. Manning, III and wife, Denise D. Manning

have bargained and sold, and by these presents do transfer and convey unto the said

Robert Edward Phipps and wife, Nancy Phipps

their **heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:**

Land in Davidson County, Tennessee, being Lot No. 45 on the Plan of West Meade Farms, Inc., Section C, as of record in Book 1835, page 44, Register's Office for said County.

Said Lot No. 45 fronts 130 feet on the southeasterly side of Bresslyn Road and runs back between lines 328.5 feet on the northeasterly line and 335.5 feet on the southwesterly line to a dead line in the rear, measuring 163 feet thereon.

Being the same property conveyed to Roy R. Manning, III and wife, Denise D. Manning, by deed from David Clinton Wood and wife, Elizabeth Hagan Wood, of record in Book 5645, page 904, Register's Office for DAvidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

1. Restrictive covenants of record in Book 1939, page 147, Register's Office for Davidson County, Tennessee.

2. The Plan of record in Book 1835, page 44, said Register's Office, shows an Owner's Certificate, a 85 foot minimum building setback line from Bresslyn Road and a 10 foot easement for public utility and drainage purposes along the rear line of said lot.

3. Easement for sanitary sewers and/or storm drainage, granted to Metropolitan Government of Nashville & Davidson County, Tennessee, of record in Book 6262, page 1, Register's Office for Davidson County, Tennessee.

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WD-2

This is unimproved ( ) improved (X) property, known as 6125 Bresslyn Road (House Number) (Street) Nashville, Tennessee P. O. Address: (City or Town) (Postal Zone)

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Robert Edward Phipps and wife, Nancy Phipps their heirs and assigns, forever.

And we do covenant with the said Robert Edward Phipps, and wife, Nancy Phipps 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, except as set out herein.

And We, Roy R. Manning, III and wife, Denise D. Manning do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Robert Edward Phipps and wife, Nancy Phipps their heirs and assigns against the lawful claims of all persons whomsoever.

Witness our hands this 12th day of November, 19 85

Roy R. Manning, III

Denise D. Manning

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 Roy R. Manning, III and wife, Denise D. Manning

the 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 12th day of November, 19 85.

Notary Public

Commission Expires April 19, 1987

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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 himself to be the _____ of the _____ a corporation, and that he as such _____, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as _____.

Witness my hand and official seal at _____, _____, this _____ day of _____, 19___.

_____ Notary Public

Commission Expires _____

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF_____

FOR_____

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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

108000.00- CAMT.
280.00 CSTAX.
.50 PRFEE
6.00 WDEED
CHECK 287.30-
6062A11/13/85 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

5.2 4 4 5.

IDENTIFICATION REFERENCE

Nov 13 8 37 AM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 191281

948