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17614

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

$56,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 31st DAY OF December, 19 85

Notary Public

MY COMMISSION EXPIRES 4-19-87

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

SATURN & MAZER, ATTORNEYS, 212 Third Avenue, North, Nashville, Tennessee - 37201
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
GILBERT W. PHILLIPS (NAME)	Central Mortgage Co. (NAME)	MAP 8116
1201 11th Avenue, North (STREET ADDRESS OR ROUTE NUMBER)	Ave of the Arts Building (STREET ADDRESS)	PARCEL 112
Nashville, Tn 37208 (CITY) (STATE) (ZIP CODE)	Philadelphia, Pennsylvania 19107 (CITY) (STATE) (ZIP)	2W 18000

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, VOLUNTEER PROPERTIES

HEREINAFTER CALLED THE GRANTORS HAVE BARGAINED AND SOLD AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO GILBERT W. PHILLIPS and wife, SALLY L. PHILLIPS

HEREINAFTER CALLED THE GRANTEES, 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. 54 on the Plan of McGavock, Wetmore and others Second Addition to Nashville, called the Addition to the Town of McGavock, as of record in Book 21, page 41, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

BEING the same property conveyed to Volunteer Properties, by deed from Alice W Jew, Unmarried, of record in Book 5819, page 398, Register's Office for Davidson County, Tennessee.

6 8 7 3 0

IDENTIFICATION REFERENCE

JAN 14 1 20 PM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

01/14 153.40 CHECK

5711

This is ( ) unimproved ( ) X improved property, known as 1201 11th Avenue, North, Nashville, Tn 37208
(House Number) (Street) (P O Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, 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 31st day of December, 19 85

Claude Brown

VOLUNTEER PROPERTIES Elizabeth G. Christman by Dorothy Brown
Atty-In-Fact

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named CLAUDE BROWN

the bargainor, with whom I am personally acquainted, and who acknowledged that executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 31st day of December, 1985.

Commission expires 4-19-87

Notary Public

STATE OF TENNESSEE
Davidson County

Before me, a Notary Public within and for the State and County aforesaid, personally appeared and with whom I am personally acquainted and who upon (his oath / their several oaths) acknowledged (himself / themselves) to be the and respectively of the the within named bargainor, a corporation, and that (he / they) as such and, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said as such, and attesting the same by the said as such.

Witness my hand and official seal at office at on this the day of, 19

My commission expires

Notary Public

WARRANTY DEED

VOLUNTEER PROPERTIES

TO

GILBERT W. PHILLIPS

SALLY L. PHILLIPS

PREPARED BY:

SATURN & MAZER, Attorneys
212 Third Avenue, North
Nashville, Tennessee 37201

Phone: 259-3666

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 31st day of December, 1985, before me personally appeared Dorothy Brown, to me known to be the person who executed the foregoing instrument in behalf of Elizabeth G. Christmas, and acknowledged that she executed the same as the free act and deed of said Elizabeth G. Christmas.

Witness my hand and official seal at office at Nashville, Tennessee, on this 31st day of December, 1985.

My commission expires: 4/19/87

NOTARY PUBLIC

4-19-87

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

56500.00- CONT.
146.90 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 153.40-
571 AD 1/14/86 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

6873.30

IDENTIFICATION REFERENCE

JAN 14 1 00 PM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 210469