BOOK 5834 PAGE 745 FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 130,000.

Ed M. Phillips
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME: THIS THE 21 DAY OF April, 19 86.

James L. Baker
Notary Public

MY COMMISSION EXPIRES: 1-1-1987
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Phillip Saindon, Attorney, 5408 San Marcos Drive - Nashville, Tennessee 37211
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Robert A. Nance (NAME)	Robert A. Nance (NAME)	160-04-0
5233 Kincannon Drive (STREET ADDRESS OR ROUTE NUMBER)	SAME (STREET ADDRESS)	Par 116
Nashville Tn 37220 (CITY) (STATE) (P.O. ZIP)	(CITY) (STATE) (ZIP)	

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, Ed M. Phillips and wife, Donna J. Phillips

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Robert A. Nance and wife, Brenda H. Nance

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. 14, on the Plan of Brentview Hills, as of record in Book 3300, pages 43 & 44, Register's Office for said County.

Said Lot No. 14 fronts 165 feet on the east side of Kincannon Drive as measured with a slight curve and runs back 242.1 feet on the north line and 218.6 feet on the south line to a broken line in the rear on which it measures 196.10 feet.

Being the same property conveyed to Ed M. Phillips and wife, Donna J. Phillips by deed from Paul L. McDonald and Donna L. McDonald, of record in Book 5118, page 955, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

1. Restrictive covenants of record in Book 3345, page 205, said Register's Office.

2. The Plan of record in Book 3300, pages 43 & 44, said Register's Office, shows a 5-foot easement for drainage and public utilities along the northerly side line and an anchor easement 2.5 x 25 feet on Kincannon Drive at the southwest corner of the lot, a 20 foot easement for public utilities along the easterly rear line of lot, a 40 foot setback line from Kincannon Drive, and conditions of owner's certificate.

3. Sewer Easement signed March 28, 1986, not yet recorded.

This is unimproved ( ) improved (X) property, known as 5233 Kincannon Drive (House Number) (Street) Nashville, Tennessee (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 our hand S a this 21 day of April, 19 86

Ed M. Phillips
ED M. PHILLIPS

Donna J. Phillips
DONNA J. PHILLIPS

BOOK 5834 PAGE 746

STATE OF TENNESSEE
Davidson County

Personally appeared before me, THE UNDERSIGNED, a Notary Public in and for said County and State, the within named Ed M. Phillips and wife, Donna J. Phillips

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 21 day of April, 19 86.

Commission Expires 1-18-87

James L. Hutchison
Notary Public

STATE OF TENNESSEE
Davidson County

Before me, _____ a Notary Public in and for 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 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 _____

$4.50

9 3 5 1 3

IDENTIFICATION REFERENCE

APR 22 9 20 AM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

WARRANTY DEED

FROM

ED M. PHILLIPS AND WIFE,

DONNA J. PHILLIPS

TO

ROBERT A. NANCE AND WIFE,

BRENDA H. NANCE

Attorneys Title Company, Inc.
Titles Guaranteed

SUITE 175 — 222 THIRD AVENUE NORTH
NASHVILLE, TENN. 37201
TELEPHONE 244-2101

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

RECEIVED OF _____

FOR _____

BOOK 6834 PAGE 747

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

130000.CO- CAMT.
338.00 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 344.50-
545 A04/22/86 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

9351 L. 3

IDENTIFICATION REFERENCE

APR 22 9 28 AM '86

FELIX Z. WILSON JR. REGISTER
DAVIDSON COUNTY, TN

No. 239483