ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
Donna C. Davis, Et Al (NAME)	Regency Mortgage, Inc. (NAME)	11W-62750
2807 Torbett (STREET ADDRESS OR ROUTE NUMBER)	260 Regency Court (STREET ADDRESS)	92-10-102
Nashville, TN 37208 (CITY) (STATE) (ZIP CODE)	Waukesha, WI 53186 (CITY) (STATE) (ZIP CODE)	

WARRANTY DEED

For and in consideration of the sum of ---------TEN---------$10.00---------- DOLLARS

and other good and valuable consideration the receipt of which is hereby acknowledged I, W. D. Crowder, Jr.

have bargained and sold, and by these presents do transfer and convey unto the said Donna C. Davis and Valerie Y. Davis

the GRANTEES herein, their heirs and assigns, a certain tract or parcel of land in DAVIDSON County, State of Tennessee, described as follows:

Tract 1:

Land in Davidson County, Tennessee, being Lot No. 60 on the Plan of T. M. Steger's Clifton Pike Subdivision of the Barrow Place, a plan of which is of record in Book 421, page 112 of the Register's Office for Davidson County, Tennessee.

Said Lot No. 60 fronts 40 feet on the southerly side of West Hill Street, formerly Torbett Avenue, and runs back between parallel lines 125 feet to an alley.

Being the same property conveyed to George Phillips and wife, Davie Phillips, by deed from Theo. W. Eckhardt of record in Book 816, Page 112, Register's Office for said County.

TRACT 2:

Land in Davidson County, Tennessee, being the west one-half of Lot No. 59 in T. M. Steger's Subdivision, a plan of which is recorded in Plan Book 421, Page 112, in the Register's Office for Davidson County, Tennessee.

The said one-half Lot 59 fronts 20 feet on the south side of Hill Street known as Torbett Avenue and runs back between parallel lines 125 feet to an alley.

Being the same property conveyed to George Phillips and wife, Dave Della Phillips by deed from Martha A. Ensley, of record in Book 967, page 504, Register's Office for said County.

The said George Phillips having died in 1956, leaving his wife, Davie Della Phillips, as surviving tenant by the entirety and owner of said property; that the said Davie Della Phillips died on September 1, 1982, leaving her son W. D. Crowder, Jr., as her sole surviving heir at law and owner in fee of said property.

This is unimproved ( ) improved (X) property, known as 2807 Torbett Street (House Number) (Street)
Nashville, Tn 37208 (P. O. Address) (City or Town) (Zip Code)

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.

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 30th day of May, 19 86.

W. D. CROWDER, JR.

BOOK 6876 PAGE 575

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 W. D. Crowder, Jr.

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

Witness my hand and official seal at Nashville, TN, this 30th day of May, 19 86.

My commission expires 1-19-88 Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, , a Notary Public of the State and County aforesaid, personally appeared and with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged to be the and respectively of , the within named bargainor, a corporation, and that as such and , executed the foregoing instrument for the purpose therein contained by signing the name of the corporation by the said as and attesting the same by the said as .

Witness my hand and seal, at office in , this day of , 19 .

Notary Public

Commission expires

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer or value of property (whichever is greater) is $ 24,000.00
This is equal to or greater than the property would bring at a fair and voluntary sale.

Sworn to and subscribed before me
this 30th day of May, 19 86.

My commission expires 1-19-88 Notary Public

This instrument was prepared by:

MANSON, JACKSON & ASSOCIATES, 939 Jefferson Street, Nashville, TN 37208

Name Address

WARRANTY DEED

FROM

W. D. CROWDER, JR.

TO

DONNA C. DAVIS, ET AL

Ticor Title Insurance Company
Public Square Building
344 4th Avenue North
NASHVILLE, TENNESSEE 37219

FELIX Z WILSON II REGISTER
DAVIDSON COUNTY, TN
JUN 4 9 33 AM '86

IDENTIFICATION REFERENCE

07061.

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 6876 PAGE 576

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
			240[illegible].[illegible]- CNVT.	
			62.[illegible] CSTAX	
			.5[illegible] PRFEE	
			6.[illegible] MBETD	
			[illegible]	53.30-
1348406/04/86			[illegible]	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

07.06 1-

IDENTIFICATION REFERENCE

JUN 4 9 33 AM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 255012