0941 BOOK 6884 PAGE 56

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
Reba G. Powers, et al (NAME)	Same (NAME) Map	103-10-119
5603 Vine Ridge Dr (STREET ADDRESS OR RAU'S NUMBER)	(STREET ADDRESS)	
Nashville, Tn. 37205 (CITY) (STATE) (ZIP CODE)	(CITY) (STATE) (ZIP CODE)	

WARRANTY DEED

For and in consideration of the sum of Ninety-Five Thousand and No/100---------- ----------($95,000.00)---------- DOLLARS

09490 IDENTIFICATION REFERENCE JUN 11 2 00 PM '86 FELIX Z. WILSON II REGISTER DAVIDSON COUNTY, TN

we, H. A. Phillips and wife, Christine Stigall Phillips,
have bargained and sold, and by these presents do transfer and convey ~~unto the said~~ a two-thirds (2/3) undivided interest to Reba G. Powers, and an one-third (1/3) undivided interest to Mamie G. Landers,
the GRANTEES herein, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Lot No. 26 on the Plat of Brookside Courts Addition No. 4, Section 2, as of record in Book 1835, page 114, Register's Office for Davidson County, Tennessee, more particularly described as follows:

Beginning at a monument in the southerly margin of Vine Ridge Drive, the same being the common corner of Lot No. 26 in Section 2 and Lot 3 in Section 1f of Brookside Courts Addition No. 4; thence South 6° 16' East with the dividing line between said Lots 26 and 3, 122 feet to a monument; thence South 20° 06' West 47.4 feet to a monument; thence South 78° 30' West 20 feet to an iron pin, the same being the common corner of Lots 26 and 25; thence northwardly with the dividing line between Lots 26 and 25 161 feet to an iron pin in the southerly margin of Vine Ridge Drive; thence eastwardly with the southerly margin of Vine Ridge Drive 98 feet to the point of beginning.

Being the same property conveyed to H. A. Phillips and wife, Christine Stigall Phillips, by deed from John U. Wilson and wife, Louise Wilson, of record in Book 2045, page 411, Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (XX) property, known as 5603 Vine Ridge Drive (House Number) (Street)
Nashville, TN 37205 (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 9th day of June, 19 86.

H. A. Phillips (Christine) S. 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 H. A. PHILLIPS and wife, CHRISTINE STIGALL 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 9th day of June, 1986.

My commission expires April 17th, 1988 Notary Public Thomas D. Gupton

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 $ 95,000.00
This is equal to or greater than the property would bring at a fair and voluntary sale.

Thomas D. Gupton

Sworn to and subscribed before me
this 9th day of June, 19 86.

My commission expires 11/1/87 Notary Public Kay Frazier

This instrument was prepared by:

CHARLES F. FRAZIER, Atty., 300 James Robertson Pky., Nashville, TN 37201
Name Address

WARRANTY DEED

FROM

H. A. PHILLIPS, et ux

TO

REBA G. POWERS, et ux

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

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

RECEIVED OF _____

FOR _____

BOOK 6884 PAGE 58

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

95000.00- CAMT.
247.00 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 253.50-
4311A06/11/86 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

09490

IDENTIFICATION REFERENCE

JUN 11 2 00 PM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 257917