FILE BOX 9

BOOK 6910 PAGE 871

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $60,200.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st DAY OF July 1986.

Notary Public

MY COMMISSION EXPIRES: 11-5-87

(AFFIX SEAL)

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

THIS INSTRUMENT WAS PREPARED BY
John V. Adams, Attorney
3813 Cleghorn Ave., Nashville, Tennessee 37215

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
Kenneth R. Hobbs, et ux (NAME)	Atlantic Coast Mortgage Company (NAME)	MAP 147-14
567 Brewer Drive (STREET ADDRESS OR ROUTE NUMBER)	3975 University Drive (STREET ADDRESS)	PARCEL 108
Nashville, TN 37211 (CITY) (STATE) (P. O. ZIP)	Fairfax, Virginia 22030 (CITY) (STATE) (ZIP)	FR# 6DU 64995

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, Joyce Hill Phillips and husband, Mayford Howard Phillips

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Kenneth R. Hobbs and wife, Nancy J. Hobbs

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. 318 on the plan of Whispering Hills, Section II-B, of record in Book 2331, page 155, Register's Office for said County.

SAID Lot No. 318 fronts 95.5 feet on the southwesterly margin of Brewer Drive and extends back 542.1 feet on the northwesterly line and 520.4 feet on the southeasterly line to a dead line in the rear, measuring 87.6 feet thereon.

BEING the same property conveyed to Myrtle M. Hill by deed from Robert R. Harris and wife, Linnie A. Harris, of record in Book 2956, page 13, said Register's Office. Myrtle M. Hill has since died and devised said property to Joyce Hill Phillips for life, with the remainder to James Daniel Phillips, David Wayne Phillips and Angela Daniel Phillips by will of record in Will Book 142, page 740 Probate Court Clerks Office for Davidson County. James Daniel Phillips, David Wayne Phillips and Angela Renee Phillips have since conveyed all their interest in subject property to Joyce Hill Phillips by Quitclaim Deed of record in Book 6839, page 272, said Register's Office.

THIS conveyance is subject to (a) property taxes for 1986 for which Grantees will be responsible; (b) restrictive covenants of record in Book 2604, page 1, Register's Office for said County; and (c) the matters set forth on said plan.

unimproved ( )
This is improved (X) property, known as 567 Brewer Drive (House Number) (Street) Nashville, Tennessee 37211 (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 hands this 1st day of July, 1986

Joyce Hill Phillips
Joyce Hill Phillips

Mayford Howard Phillips
Mayford Howard Phillips

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, C.L. Eckhardt, a Notary Public in and for said County and State, the within named Mayford Howard Phillips

the bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 1st day of July 1986.

Commission expires My Commission Expires April 19, 1987

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 _____ this the _____ day of _____, 19____.

My commission expires _____

Notary Public

IDENTIFICATION REFERENCE 8202

FELIX Z. WILSON REGISTER DAVIDSON COUNTY, TN
Jul 8 2 15 PM '86

WARRANTY DEED

FROM

Joyce Hill Phillips and husband, Mayford Howard Phillips

TO

Kenneth R. Hobbs and wife, Nancy J. Hobbs

Prepared By:
John V. Adams, Attorney
3813 Cleghorn Ave.
Nashville, TN 37215

STATE OF TENNESSEE, Davidson COUNTY:

On this 1st day of July 19 86, before me personally appeared Joyce Hill Phillips

to me known to be the person(s) described in and who executed the foregoing instrument, and who acknowledged the execution of the same as her free act and deed. Witness my hand and official seal.

COMMISSION EXPIRES:
11-1-86

NOTARY PUBLIC

NOTARY PUBLIC AT LARGE STATE OF TENN.

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
			6020 .00- CAPIT;	
			168.56 CSTAX	
			.50 PRFE	
			6.00 WDF	
			CHECK 175.06-	
4566A07/C8/86			BAL .00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

18202

IDENTIFICATION REFERENCE

Jul 8 11 15 AM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 267996