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File Box 43

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONDIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ ~~67,500.00~~

James L. Phillips
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th DAY OF July 19 ~~86~~ 88

Notary Public

MY COMMISSION EXPIRES 3/11/90
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
LAWYER'S ESCROW SERVICE, INC. ONE UNION STREET, CORNER OF FIRST AND UNION, NASHVILLE, TN. 37201
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP - PARCEL NUMBERS
James L. Phillips, Jr. unmarr	Bailey Mortgage Company	84-13
and Deborah (NAME) Stafford, unmarried	(NAME)	
2119 Dearborn Drive	162 East Amite Street	#27
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tennessee 37214	Jackson, Mississippi 39201	3DZ42608
(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, Richard N. Gross and wife, Teresa R. Gross

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO James L. Phillips, Jr. unmarried and Deborah Stafford, unmarried

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. 65 on the Map of Donelson Hills as of record in Book 2331, page 22, Register's Office for said County.

BEGINNING at a point on the southerly margin of Donelson Hills Drive, the common front corner of Lots 65 and 66; thence southwardly 115 feet to a point; thence westwardly 120.7 feet to a point on the easterly margin of Dearborn Drive; thence northwardly along said margin 127.91 feet to a concrete monument at the beginning of curve, thence northeastwardly around said curve 31.42 feet to a concrete monument on the southerly margin of Donelson Hills Drive; thence eastwardly along said margin 105 feet to the beginning.

Being part of the same property conveyed to Richard N. Gross, unmarried by deed from James C. Gray and wife, Marilyn M. Gray of record in Book 5634, page 938 Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.

Teresa R. Gross, wife of the said Richard N. Gross, joins in this conveyance for the purpose of conveying any and all right and title that she may now, or at any time in the future, have in subject property especially her marital rights.

FEE $ 228.20
IDENTIFICATION REFERENCE
JUL 21 1 47 PM '88
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

unimproved ( )
This is improved ( ) property, known as 2119 Dearborn Drive, Nashville, Tennessee 37214
(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 ti, 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 17th day of July 88

Richard N. Gross Teresa R. Gross

Richard N. Gross Teresa R. Gross

STATE OF TENNESSEE
Davidson County
County of Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Richard N. Gross and wife, Teresa R. Gross

or proved to me upon the basis of satisfactory evidence the bargainor s, with whom I am personally acquainted/and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 17th day of July 19 86

Commission expires 3/11/90

Notary Public

STATE OF TENNESSEE

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

FROM
Richard N. Gross

TO
James L. Phillips, Jr. unmarried
Deborah Stafford, unmarried

Return to:
LAWYER'S ESCROW SERVICE
ONE UNION STREET
CORNER OF FIRST AND UNION
NASHVILLE, TENNESSEE 37201

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
			6750.0 [illegible]	
			109.0 [illegible]	
			.5 [illegible]	
			6.0 [illegible]	
			[illegible]	
			9570AC7/21/86 [illegible]	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

22820

IDENTIFICATION REFERENCE

JUL 21 1 47 PM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 273289