STATE OF TENNESSEE
COUNTY OF DAVIDSON The actual consideration or value whichever is greater, for this transfer is $ 70000.00

Subscribed and sworn to before me, this the 27 day of August 19 86

Affiant Harry Felder

My commission expires: 1-10-89 (Affix Seal)

Notary Public Kimberly K Clark

# WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY
SOUTHEAST TITLE of Tennessee, Inc.
Suite 170, Parkway Towers 404 James Robertson Pky, Nashville, TN 37219

| ADDRESS OF NEW OWNER: | SEND TAX BILLS TO: |
|---|---|
| Harry Felder | MELLON FINANCIAL SERVICES |
| 3157 TOWNE VILLAGE ROAD | 3850 N. CAUSEWAY BOULEVARD, SUITE 1800 |
| STREET ADDRESS | STREET ADDRESS |
| NASHVILLE, TENNESSEE 37013 | METARIE, LOUISIANA 70002-1725 |
| CITY STATE ZIP | CITY STATE ZIP |
| MAP & PARCEL NO 150-11-0 025.00 | |

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, ROY D. PHILLIPS AND WIFE, MARGARET A. PHILLIPS

HEREINAFTER CALLED GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO HEREBY TRANSFER AND CONVEY UNTO HARRY FELDER

HEREINAFTER CALLED GRANTEE(S), THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND, TOGETHER WITH ALL TENEMENTS, HEREDITAMENTS AND APPURTENANCES THERETO LOCATED IN Davidson COUNTY, STATE OF TENNESSEE, MORE PARTICULARTY DESCRIBED AS FOLLOWS:

Being Lot No. 142 on the Plan of Towne Village of the Country, Section II, of record in Plat Book 5200 at page 176 and 177, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to ROY D. PHILLIPS AND WIFE, MARGARET A. PHILLIPS by deed recorded in Book 6106 at page 31, Register's Office for Davidson County, Tennessee.
This conveyance is subject to taxes for the year 1985 and subsequent years, easements and restrictive covenants of record, and except for a certian Deed of trust for the benefit of Dobson & Johnson, Inc. recorded in Book 6106 at page 34, of the Public Records for Davidson County, Tennessee, the unpaid balance of which the Grantee(s) hereby jointly and severally assume and agree to pay as part of the consideration herein; the Grantee(s) also jointly and severally hereby assume the obligation of ROY D. PHILLIPS AND WIFE, MARGARET A. PHILLIPS under the terms of the instruments creating the loan to indemnify the Veterans Administration to the extent of any claim payment arising from the guaranty or insurance of the indebtedness above mentioned.

3 6 7 6 8
IDENTIFICATION REFERENCE
Aug 29 12 47 PM '86
FELIX Z WILSON II REGISTER DAVIDSON COUNTY, TN
CHECK

THIS IS _____ IMPROVED PROPERTY KNOWN AS ~~3157 TOWNE VILLAGE ROAD, NASHVILLE, TENNESSEE 37013~~

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenance, 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 singlular 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~~ this ~~27~~ day of ~~August~~ 19 ~~86~~

~~Roy D. Phillips by Kay Vandevender~~ Roy D. Phillips by Kay Vandevender Atty in Fact

~~Margaret A. Phillips by Kay Vandevender~~ Margaret A. Phillips by Kay Vandevender Atty in Fact

State of Tennessee
County of _____

On this _____ day of _____, 19____, before me personally appeared _____ to me known to be the person(s) described in or proved to me on the basis of satisfactory evidence, and who executed the foregoing instrument, and who acknowledged the execution of the same to be _____ free act and deed.

Witness my hand and official seal.
My Commission expires:

_____ _____
Notary Public

State of Tennessee
County of _____

On this _____ day of _____, 19____, before me personally appeared _____ to me known to be the person(s) described in or proved to me on the basis of satisfactory evidence, and who executed the foregoing instrument, and who acknowledged the execution of the same to be _____ free act and deed.

Witness my hand and official seal.
My Commission expires:

_____ _____
Notary Public

# WARRANTY DEED

SOUTHEAST TITLE
OF TENNESSEE, INC.
SUITE 170
PARKWAY TOWERS
404 JAMES ROBERTSON PKY
NASHVILLE, TN 37219

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 27 day of August, 1986, before me personally appeared Kay Vandevender, to me known to be the person who executed the foregoing instrument in behalf of ROY D. PHILLIPS AND WIFE, MARGARET A. PHILLIPS, acknowledged that he/she executed the same as the free act and deed of said ROY D. PHILLIPS AND WIFE, MARGARET A. PHILLIPS.

Notary Public

My Commission Expires:

1-10-89

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

RECEIVED OF _____

FOR _____

BOOK 6963 PAGE 802

| | | |
|---|---|---|
| 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 |
|---|---|---|---|---|

70[illegible].00 CAMT.
196.00 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 202.50-
5993A08/29/86 BAL .00

**RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK**

3 6 7 6 8

IDENTIFICATION REFERENCE

AUG 29 12 47 PM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

**No.** 288934