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File Hunter Short, Jr
Box 21

WARRANTY DEED

FROM: HENRY C. DYE AND WIFE, MARGARET S. DYE

TO JOHN S. PHIPPS AND WIFE, MARTHA M. PHIPPS

[ADDRESS NEW OWNER:	[STREET ADDRESS OF SUBJECT PROPERTY:]	MAP-PARCEL NOS.]
[JOHN S. PHIPPS AND MARTHA M. PHIPPS [6430 JOCELYN HOLLOW ROAD [NASHVILLE, TN 37205	[SAME] [NAME OF MORTGAGEE:] [THIRD NATIONAL MORTGAGE]	MAP 129-2 PARCEL 7
[THIS INSTRUMENT PREPARED BY: BARRETT B. SUTTON, JR., 3305 WEST END AVENUE, NASHVILLE, TN 37203		

[STATE OF TENNESSEE:
[COUNTY OF DAVIDSON:
[
[The actual consideration or value, whichever is greater, for this transfer is $149,000.00.
[
[AFFIANT
[SUBSCRIBED and sworn to before me, this 29 day of August, 1986.
[
[NOTARY PUBLIC
[MY COMMISSION EXPIRES: 1.21.90

FOR AND IN CONSIDERATION OF Ten and No/100 ($10.00) Dollars cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, and a part of which is the assumption of all obligations secured by that certain Trust Deed dated August 26, 1968, and filed for record September 6, 1968, in the Office of the Register of Deeds for Davidson County, Tennessee, in Book 4266, Page 425, and the assumption of all obligations under that certain Promissory Note made by Anthony W. Harris and wife of even date therewith, in the original principal amount of Thirty-Two Thousand Seven Hundred and No/100 ($32,700.00) Dollars, payable to Dobson & Johnson, Inc., which debt the Grantees herein assume and agree to pay as part of the payment of the purchase price, Henry C. Dye and wife, Margaret S. Dye, hereinafter jointly and severally referred to herein as "Grantors", have this day bargained and sold, and do hereby transfer and convey unto John S. Phipps and wife, Martha

38561

IDENTIFICATION REFERENCE

SEP 4 10 47 AM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

7953 50/04 $26.70 CHECK

M. Phipps, hereinafter jointly and severally referred to herein as "Grantees", their heirs, personal representatives, and assigns, certain real estate in Davidson County, Tennessee, as follows:

> LAND in Davidson County, Tennessee, being Lot No. 86 on the Plan of West Meade Farms, Inc., Section "D" as of record in Book 1835, Pages 40 and 41, described as follows:
>
> BEGINNING at a point in the northerly margin of Jocelyn Hollow Road, at the common corner of Lots 85 and 86; thence with the line between said lots, northwesterly 381 feet to a point; thence south 42 degrees 08' west 190.8 feet to a point; thence south 13 degrees 45' west 210 feet to a point in the northeasterly margin of Jocelyn Hollow Road; thence with the margin of said road, southeasterly 170 feet to a concrete monument at the beginning of a curve, and continuing with the margin of said road, southeasterly, along a slight curve, 161.5 feet to a concrete monument, and continuing with the margin of said Road, easterly 76.7 feet to the beginning.
>
> BEING the same property conveyed to Henry C. Dye and wife, Margaret S. Dye, by Warranty Deed from Anthony W. Harris and wife, Alice Harris, of record in Book 4510, Page 651, in the Register's Office for Davidson County, Tennessee.

This is improved property known as 6430 Jocelyn Hollow Road, Nashville, Tennessee 37215.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title, and interest thereto belonging, to the said Grantees, Grantee's heirs, personal representatives, and assigns forever. Grantors covenant that Grantors are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except:

1. Taxes for the year 1986, which have been assumed by Grantee.
2. Setback lines, easements and limitations as shown on Book 1835, pages 40 and 41, in the Register's Office for Davidson County, Tennessee.
3. Easement of record in Book 6186, page 247 said Register's Office.

HCD MSP

Grantors further covenant and bind themselves, Grantor's heirs and assigns, to warrant and forever defend the title to said real estate to said Grantees, Grantee's heirs,

personal representatives, and assigns against the lawful cliams of all perons.

By acceptance of this Deed, Grantees agree to indemnify Grantors and hold Grantors harmless from any and all loss or expense suffered or incurred in connection with the indebtedness herein assumed.

IN WITNESS WHEREOF, Grantors have executed this instrument on this 29th day of August, 1986.

GRANTORS:

Henry C. Dye
HENRY C. DYE

Margaret S. Dye
MARGARET S. DYE

STATE OF TENNESSEE:
COUNTY OF DAVIDSON:

Personally appeared before me, Brent A. Campbell a Notary Public of the State and County aforesaid, Henry C. Dye and wife, Margaret S. Dye, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 29 day of August, 1986.

Brent A. Campbell
NOTARY PUBLIC

NOTARY PUBLIC AT LARGE

MY COMMISSION EXPIRES: Jan 21, 1990

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
			149000.00	CAMT.
			417.20	CSTAX
			.50	PRFEE
			9.00	WDEED
			CHECK	426.70
7953A09/04/86			BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

38561

IDENTIFICATION REFERENCE

SEP 4 10 47 AM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 290856