BOOK 6986 PAGE 172

44689

THIS INSTRUMENT PREPARED BY:
LARRY R. WILLIAMS, ATTORNEY
P. O. Box 2868
Nashville, Tennessee 37219

IDENTIFICATION REFERENCE

WARRANTY DEED

SEP 22 10 08 AM '86

ADDRESS NEW OWNERS:	SEND TAX BILLS TO MORTGAGEE:	MAP/PARCEL #
Barbara C. Wiles and Anthony L. Phillips and wife, Kimberly M. Phillips 640 Harpeth Bend Drive Nashville, Tenn. 37221	Commerce Union Bank Mortgage Administration Department P. O. Box 2546 Nashville, Tenn. 37219	Map 142-15 Parcel 7

FOR AND IN CONSIDERATION of Ten Dollars ($10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the undersigned, HOWARD MASON BARRICK and J. HOWARD BARRICK, do hereby transfer and convey unto BARBARA C. WILES and ANTHONY L. PHILLIPS and wife, KIMBERLY M. PHILLIPS, certain real property in Davidson County, Tennessee, more particularly described as follows:

Being Lot No. 88 on the Plan of Harpeth Valley Park, Section 1, as of record in Book 3600, pages 93 and 94, Register's Office of Davidson County, Tennessee.

Being the same property conveyed to Howard Mason Barrick and J. Howard Barrick by Deed from Lee R. Minton, unmarried, of record in Book 5485, page 409, Register's Office of Davidson County, Tennessee. The within named Kay M. Barrick, wife of Howard Mason Barrick, executes this instrument for purposes of conveying all rights in the subject property that she may hold by virtue of the marital relationship.

This is improved real property known as 640 Harpeth Bend Drive, Nashville, Tennessee 37221.

To have and to hold said tract or parcel, with the appurtenances, estate, title and interest therein belonging to the said BARBARA C. WILES and ANTHONY L. PHILLIPS and wife, KIMBERLY M. PHILLIPS, their successors and assigns forever.

The undersigned covenants with the said BARBARA C. WILES and ANTHONY L. PHILLIPS and wife, KIMBERLY M. PHILLIPS, that they are lawfully seized and possessed of said real property in fee simple and have a good right to convey it and the same is unencumbered, except for:

1. Real property taxes for 1986 prorated to date of closing and assumed by the GRANTEES.

2. Restrictive Covenants of record in Book 3857, page 858, Register's Office of Davidson County, Tennessee.

3. Matters set forth on the Plan of Harpeth Valley Park, Section 1, of record in Book 3600, pages 93 and 94, Regisger's Office of Davidson County, Tennessee.

The undersigned do further covenant and bind themselves and their heirs, successors and assigns to warrant and forever defend the title to said land to the said BARBARA C. WILES and ANTHONY L. PHILLIPS and wife, KIMBERLY M. PHILLIPS, their successors and assigns, against the lawful claims of all other persons or entities whomsoever.

IN WITNESS WHEREOF, the undersigned have executed this instrument this 18th day of September, 1986.

Howard Mason Barrick
HOWARD MASON BARRICK

J. Howard Barrick
J. HOWARD BARRICK

Kay M. Barrick
KAY M. BARRICK

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Connie Cockrell, a Notary Public in and for said State and County, the within-named Howard Mason Barrick, J. Howard Barrick and Kay M. Barrick, the bargainors, 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 18th day of September, 1986.

Connie Cockrell
NOTARY PUBLIC

My Commission Expires: 10/1/88

AFFIDAVIT OF VALUE

The actual consideration or value for this transfer, whichever is greater, is $90,000.00.

Barbara C Wilson
AFFIANT

Sworn to and subscribed before me this 18th day of September, 1986.

Connie Cockrell
NOTARY PUBLIC

My Commission Expires: 10/24/88

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

RECEIVED OF _____

FOR _____

BOOK 6986 PAGE 174

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

90000.00- CAMT.
252.00 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 258.50-
4885A09/22/86 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

44689

IDENTIFICATION REFERENCE

SEP 22 10 08 AM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 297632