THIS INSTRUMENT PREPARED BY:
DEAN ROBINSON, ATTORNEY
225 Lebanon Road - Box 425
Mt. Juliet, TN 37122

Mail

ADDRESS NEW OWNER:
Jack L. Phillips, Jr.
649-A James Avenue
Nashville, TN 37209

MORTGAGEE:
Lincoln Service Corp.
1100 Walnut Street
Owensboro, KY 42302

SEND TAX BILLS:
-Mortgagee-

MAP-PARCEL:
Map & Parcel No.
90-8-207
Field Book No.
8DA-25215

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN ($10.00) DOLLARS, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, Larry P. Hendricks and wife, Kay N. Hendricks, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Jack L. Phillips, Jr., hereinafter called the Grantee, his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

A tract or parcel of land located in Davidson County, Tennessee, being Lot No. 1 on the Plan of the West Nashville Annex Subdivision - Resubdivision of Lots 34 thru 38, as of record in Book 4885, page 138, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Larry P. Hendricks and wife, Kay N. Hendricks by virtue of a deed from Richard W. Clem and wife, Shelia D. Clem as of record in Book 6971, page 548, Register's Office for Davidson County, Tennessee.

It is understood and agreed that part of the consideration for the transfer of this property is the agreement of the Grantee to assume the unpaid balance of a note secured by a first mortgage Deed of Trust to Atlantic Coast Mortgage Company of record in Book 6786, page 844, Register's Office for Davidson County, Tennessee, and also that the escrow account in connection with the aforesaid mortgage is hereby transferred to the Grantee.

This is improved property known as 649-A James Avenue, Nashville, Tennessee, 37209.

This conveyance is made subject to all restrictions and easements of record, or which a visual inspection of the property would reveal, including restrictive covenants of record in Book 4395, page 720; and easements, covenants and conditions as shown on the Plan of record in Book 4885, page 138, said Register's Office.

7103

Property Taxes for the current year have been settled between the parties and will be paid by the Grantee.

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 22nd day of September, 1986.

LARRY P. HENDRICKS

KAY N. HENDRICKS

STATE OF TENNESSEE)
COUNTY OF WILSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Larry P. Hendricks and wife Kay N. Hendricks, 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 Warranty Deed for the purposes therein contained.

Witness my hand and official seal at Mt. Juliet, Tennessee, this the 22nd day of September, 1986.

NOTARY PUBLIC

My Commission Expires: 10/12/86

STATE OF TENNESSEE)
COUNTY OF WILSON)

The actual consideration or value, whichever is greater, for this transfer is $43,000.00.

AFFIANT

Subscribed and sworn to before me this 22nd day of September, 1986.

4668 IDENTIFICATION SEP 26 9 33 AM '86 FELIX Z. WILBURN REGISTER DAVIDSON COUNTY

NOTARY PUBLIC

My Commission Expires: 10/12/86

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

RECEIVED OF _____

FOR _____

BOOK 6991 PAGE 640

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

43000 CO CAMT
120.40 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 126.90
71 83A09/26/86 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

46688

IDENTIFICATION REFERENCE

SEP 26 9 33 AM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 299878