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FORM No. WD-1

FILE BOX 3

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 48,578.13

Donna D. Roney
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3rd DAY OF October 19 86

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
EDWARD SEDDON — 1187 VULTEE BOULEVARD — NASHVILLE, TN 37217

NAME	ADDRESS	
ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Edward H. Roney	Third National Mortgage Company	Map 108-8-F
(NAME)	(NAME)	
1306 Quail Valley Road	P.O. Box 2628	Parcel 15
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, TN. 37214	Nashville, TN 37219	3D-87226
(CITY) (STATE) (P.O. ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, Joseph K. Phillips and wife, Janice Ann Phillips

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Edward H. Roney and wife, Donna D. Roney

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.

Being Unit 15, Lot 25, in a Horizontal Regime as shown on the Condominium Site Plan, Phase Six, Revision of Lots 25, 26, 27 & 28, Section Three, Quail Valley, as of record in Book 5800, page 204, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete legal description of subject property.

Being the same property conveyed to Joseph K. Phillips and wife, Janice Ann Phillips by deed from Tenn Real Inc. of record in Book 6157, page 346, Register's Office for Davidson County, Tennessee.

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

This conveyance is subject to Restrictive Covenants of record in Book 5970, page 828; Book 5931, page 506 and Book 4800, page 254 Register's Office for said County.

This conveyance is subject to a Deed of Trust executed by Joseph K. Phillips and wife, Janice Ann Phillips, to Tennessee Housing Development Agency, dated 10/12/83, with a present unpaid balance of approximately $48,078.13, of record in Book 6157, page 349, which the Grantees herein hereby assumes and agrees to pay. The escrow account in connection with said loan is hereby transferred to the Grantees.

unimproved ( ) is improved (XX) property, known as 1306 Quail Valley Road, Nashville, TN. 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 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 3rd day of October, 19 86

X Joseph K. Phillips

X Janice Ann Phillips

Joseph K. Phillips

Janice Ann Phillips

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Joseph K. Phillips and wife, Janice Ann Phillips

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 3rd day of October 19 86

Commission expires Sept. 11, 1989

Notary Public

STATE OF TENNESSEE
COUNTY OF

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, and corporation, and that (he / they) as such _____ and _____ being authorized so to do, execute 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

5 2 6 8 5

WARRANTY DEED

FROM

Joseph K. Phillips and wife, Janice Ann Phillips

TO

~~Edward H. Roney and wife, Donna D. Roney~~

Oct 15 8 16 AM '86

RETURN TO:

SOUTHERN ESCROW COMPANY
1187 Vultee Boulevard
Nashville, Tennessee 37217

EDWARD SEDDON
ATTORNEY-AT-LAW
1187 Vultee Boulevard
Nashville, Tennessee 37217

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

4057[illegible] SAIT,
136.[illegible] STTAX
.50 PRFE
6.00 W[illegible]
SUBTOTAL 142.50-
4032A 10/15/86 SAL .0.

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

5 2 6 3 5

IDENTIFICATION REFERENCE

Oct 15 8 16 AM '86

No. 00256