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BOOK 7095 PAGE 795

This instrument prepared by:
Harlan Dodson, III, Attorney at Law
P. O. Box 198066, Nashville, TN 37219
(615) 254-2291

WARRANTY DEED

ADDRESS OF NEW OWNER	SEND TAX BILL TO:	MAP PARCEL NO.:
Powell W. Phillips Lizzie Mai Phillips 604 Baxter Lane Nashville, TN 37220	Powell W. Phillips Same	130-01-42

FOR AND IN CONSIDERATION of the sum of Two Hundred Forty-Seven Thousand Five Hundred ($247,500.00) Dollars, EMMETT N. KENNON and wife, ROSE S. KENNON, have this day bargained and sold and do hereby transfer and convey unto POWELL W. PHILLIPS and wife, LIZZIE MAI PHILLIPS, their successors, heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being Lot No. 9 and the northerly 35 feet of Lot No. 10 on the plan of H. B. Alexander's Subdivision of part of Lot No. 160 in Bransford Realty Company's Belle Meade Golf Links Subdivision, as of record in Book 843, page 27, Register's Office for said County, and a 35 x 25 foot strip immediately east of lot No. 10 and being part of Lot No. 160 on the map of Bransford Realty Company's Belle Meade Golf Links Subdivision, as of record in Book 421, pages 94 and 95, said Register's Office, described together as follows: Beginning on the easterly margin of the Memphis-Bristol Highway, at the common corner of Lots Nos. 8 and 9; thence with the line between said two lots, eastwardly 127.3 feet; thence southwardly 80 feet, said point being 35 feet southwardly from the southerly line of Lot No. 9; thence westwardly 125 feet, more or less, to the easterly margin of the Memphis-Bristol Highway; thence with the easterly margin of said Highway, northwardly 85 feet to the point of beginning.

Being the same property conveyed to Emmett N. Kennon, Jr. and wife, Rose S. Kennon, by warranty deed from Ed E. Hosse and wife, of record in Book 2344, page 419, Register's Office for Davidson County, Tennessee.

STATE OF TENNESSEE:
COUNTY OF DAVIDSON:

The actual consideration or value whichever is greater, for this transfer is $247,500.00.

Subscribed and sworn to before me this the 31st day of December, 1986.

Powell W Phillips
Affiant

Lisa W Smith
Notary Public

My Commission Expires:
4/17/88

This is unimproved (___) improved (_x_) property, known as 5207 Harding Road, Nashville, Tennessee

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said EMMETT N. KENNON and wife, ROSE S. KENNON, their successors, heirs and assigns forever who covenant that they 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. We further covenant and bind our heirs and representatives to warrant and forever defend the title to said real estate to the said POWELL W. PHILLIPS and LIZZIE MAI PHILLIPS, their successors, heirs and assigns against the lawful claims of all persons.

WITNESS our hands this the 31st day of December, 1986.

Emmett N. Kennon
EMMETT N. KENNON

Rose S. Kennon
ROSE S. KENNON

STATE OF TENNESSEE:
COUNTY OF DAVIDSON:

Personally appeared before me, Lisa W. Smith Notary Public of said county, EMMETT N. KENNON and wife, ROSE S. KENNON, the within named 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, at office, this the 31st day of December 1986.

Lisa W Smith
Notary Public

My Commission Expires:
4/7/88

NOTARY PUBLIC STATE OF TENNESSEE LARGE

IDENTIFICATION REFERENCE

JAN 5 2 34 PM '87
FELIX Z. ALSUP, JR. REGISTER
DAVIDSON COUNTY, TN

80054

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

RECEIVED OF _____

FOR _____

BOOK 7095 PAGE 797

CO - CONVEYANCE
MO - MORTGAGE
WD - WARRANTY DEED
TD - TRUST DEED
CC - CERTIFIED COPY
REL - RELEASE
UCC - UNIFORM COMMERCIAL CODE
MISC - MISCELLANEOUS
CO TX - STATE TAX CONVEY
MO TX - STATE TAX MORT
PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

247500.00- PMT
695.00 STAX
.50 RFEE
0.00 MOR
CHK # 695.50-
5096R01/05/07 BAL .0

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

80054

IDENTIFICATION REFERENCE

JAN 5 2 34 PM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 30741