BOOK 7136 PAGE 644

This Form furnished by Attorneys Title Company, Inc.

Form No. WD-2

FROM

JAMES E. ADAMS

TO

DENNIS R. PHILLIPS and wife,
BOBBIE H. PHILLIPS

For draftsman's use

This Instrument Was Prepared By

MORRIS LEVINE, Attorney
1119 Stahlman Bldg., Nashville, Tenn.

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Dennis R. Phillips, et ux (NAME)	Same (NAME)	147-11A-101
101 Northcrest Court (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, TN 37211 (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	

RUSH

(FOR REGISTER'S USE)

9:36:35

IDENTIFICATION REFERENCE

FEB 13 10 45 AM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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

$ 56,500.00 Allison Caldwell
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th DAY OF February, 19 87

Notary Public

MY COMMISSION EXPIRES: 7-15-88

(AFFIX SEAL)

For and in Consideration of the sum of Fifty-Six Thousand Five Hundred ($56,500.00) ---------- **DOLLARS**

cash in hand paid, the receipt of all of which is by me acknowledged,

I, James E. Adams,

have bargained and sold, and by these presents do transfer and convey unto the said Dennis R. Phillips and wife, Bobbie H. Phillips,

and their **heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:**

LAND in Davidson County, Tennessee, being Unit No. 101 on the Plan of Revised Northcrest East as shown in Plan of record in Book 6250, page 847, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

BEING part of the same property conveyed to James E. Adams by deed from Andrew Ewing, Trustee of record in Book 3911, page 404, Register's Office for Davidson County, Tennessee.
The above property is not the usual place of residence of grantor.

THIS CONVEYANCE IS MADE SUBJECT TO:

1. Declaration of Covenants, Conditions, and Restrictions contained in instrument of record in Book 6805, page 669, including but not limited to easements, liens, assessments, special assessments, and By-Laws of Northcreast East of record in Book 6833, page 8, Register's Office for Davidson County, Tennessee.

2. The Plan of record in Book 6250, page 847, said Register's Office, shows an Owners Certificate, certain easements, setback lines and notes to which plan reference is hereby made.

3. Deed of conveyance of 409' of 4" and 111' of 6" water main in the vicinity of Northcrest Drive and Cottonwood Lane to serve Northcrest East of record in Book 6846, page 591, Register's Office for Davidson County, Tennessee.

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This is unimproved ( ) improved (X) property, known as 101 Northcrest Court, Nashville, TN 37211
(House Number) (Street) P. O. Address: (City or Town) (Postal Zone)

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Dennis R. Phillips and wife, Bobbie H. Phillips, and their heirs and assigns, forever.

And I do covenant with the said Dennis R. Phillips and wife, Bobbie H. Phillips that I am lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered., except for current year's property taxes which are pro-rated and assumed by grantees.

And I, James E. Adams,

do further covenant and bind myself and my heirs and representatives, to warrant and forever defend the title to the said land to the said Dennis R. Phillips and wife, Bobbie H. Phillips, and their heirs and assigns against the lawful claims of all persons whomsoever.

Witness my hand this 12th day of February, 19 87

James E. Adams

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 James E. Adams

the bargainor, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 12th day of February, 1987.

Notary Public

Commission Expires 7-12-88

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

County aforesaid, personally appeared _____

with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the _____ of the _____ a corporation, and that he as such _____, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as _____.

Witness my hand and official seal at _____, _____, this _____ day of _____, 19___.

_____ Notary Public

Commission Expires _____

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

RECEIVED OF _____ BOOK 7136 PAGE 646

FOR _____

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

5650 .0- CAMT
158.20 COTAX
.50 PRFE
6.00 MDE D
CHECK 164.70-
032 A82 2:3/87 CAL .0

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

93635

IDENTIFICATION REFERENCE

FEB 13 10 45 AM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 45681