BOOK 7147 PAGE 712

FORM No. WD-1

STATE OF TENNESSEE
COUNTY OF

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 6,500.00

X Hallie G. Phillips
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6 DAY OF February 19 87

Notary Public

MY COMMISSION EXPIRES My Commission Expires July 17, 1988
(AFFIX SEAL)

THIS INSTRUMENT PREPARED BY
EAST END TITLE & ESCROW, INC. – 405 Two Mile Pike – Goodlettsville, Tennessee 37072

NAME	ADDRESS	
ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
HALLIE G. PHILLIPS	MORTGAGEE	Map 94-1
(NAME)	(NAME)	
621 South 11th Street	621 South 11th Street	Parcel 49
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, TN 37206	Nashville, Tenn 37206	18W-13788
(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, JAMES M. PHILLIPS, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO HALLIE G. PHILLIPS

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.

Land in Davidson County, Tennessee, being Lot No. 1 on the Map of Payne, Blakemore & Cummings Addition to East Nashville, of record in Book 57, page 70, Register's Office for Davidson County, Tennessee.

Said Lot No. 1 fronts 50 feet on the easterly side of South 11th Street and runs back between parallel lines along the northerly margin of Sevier Street 161 feet to an alley.

Being the same property conveyed to James M. Phillips and wife, Hallie G. Phillips, by deed of record in Book 4314, page 350, Register's Office for Davidson County, Tennessee; the parties having since divorced and pursuant to Order of Divorce of the Probate Court of Davidson County, Tennessee, bearing Docket No. 86D-2637, of record in Minute Book 35A, page 134, Probate Court Clerk's Office for Davidson County, Tennessee, the property vests in James M. Phillips and Hallie G. Phillips, as tenants in common.

97 4 6 3

IDENTIFICATION REFERENCE

FEB 26 9 20 AM '87

FEE $ 0.50 REGISTER
DAVIDSON COUNTY, TN

This is unimproved ( ) improved (X) property, known as 621 South 11th Street, Nashville, TN 37206
(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 heir 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 covey 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 my hand this 6 day of February 19 87

X James M Phillips
JAMES M. PHILLIPS

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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 M. PHILLIPS

the bargainor ____, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Goodlettsville, Tennessee, this 6 day of February, 1987.

Commission expires My Commission Expires Feb. 15, 1987

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, ____ a Notary Public within and for the State and County aforesaid, personally appeared ____ 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

WARRANTY DEED

FROM

TO

RETURN TO:

EAST END TITLE & ESCROW, INC.
405 Two Mile Pike
Goodlettsville, Tennessee 37072

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

6500.00- CAMT.
18.20 CSTAX
.50 PRFEE
6.00 WDFEE
CHECK 24.70-
465A02/23/87 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

9.7.4 6.3

IDENTIFT REFERENCE

FEB 26 9 20 AM '87

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 49929