THIS INSTRUMENT PREPARED BY:
Joseph B. Pitt, Jr., Attorney
First American Center
Nashville, Tennessee 37238
00253663

B1435

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Richard Philpot (NAME)	SAME (NAME)	MAP 130-16
4502 Yancey Drive (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	PARCEL 55
Nashville, TN. 37215 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

BOOK 7158 PAGE 946

FOR AND IN CONSIDERATION of the sum of ~~TEN AND NO/100~~ $10.00 Dollars,

Cash in hand paid by Richard Philpot and wife, Malinda Philpot and other good and valuable considerations accepted as cash the receipt of all of which is hereby acknowledged,

Samuel R. Leggett, Jr. and wife, Patricia M. Leggett have this day bargained and sold, and do hereby transfer and convey unto the said Richard Philpot and wife, Malinda Philpot the Grantees herein, their (successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, described as follows:

Being the southerly part of a tract marked "Parcel A Reserved" on the Plan of Yancey Subdivision, as of record in Book 2330, page 18, and part of a 50-foot strip lying immediately in the rear of said tract marked "Parcel A Reserved" being known as part of Lot No. 6 on the Plan of the Subdivision of Guilford Dudley's Place, not of record, described together according to a survey made by Ralph W. C. Lambert, November 29, 1955, as follows:

Beginning on the easterly margin of Yancey Drive at the northwest corner of Lot 1, of Block "N" on the Plan of Tyne Meade, Section 3, as of record in Book 1424, pages 12, 13 and 14;

Thence with the easterly margin of said Yancy Drive northwardly 164.6 feet to an iron pin;

Thence South 85 deg. 53' East 215 feet to an iron pin in the easterly line of said tract marked "Parcel A Reserved," and continuing in the same direction 50 feet, in all 265 feet to an

S

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 150,000.00

Subscribed and sworn to before me this the 2nd day of March, 19 87

Affiant Richard Philpot

My commission expires: 5-13-90 (Affix Seal)

Notary Public

This is unimproved ( ) improved ( ) property, known as 4502 Yancey Drive, Nashville, TN. 37215 (House Number) (Street) P.O. Address (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantees their (successors), heirs and assigns forever we covenant that we 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 ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their (successors), heirs and assigns, against the lawful claims of all persons.

Whenever 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 2nd day of March, 19 87, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Samuel R. Leggett, Jr. by
Patricia M. Leggett,
Attorney-in-Fact

Samuel R. Leggett, Jr., by Patricia M. Leggett, his attorney-in-fact

Patricia M. Leggett

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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Personally appeared before me the undersigned, *a Notary Public in and for said County and State* Patricia M. Leggett

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

Witness my hand and official seal at Nashville, *Tennessee, this* 2nd *day of* March, 19 87

Notary Public

Commission expires 5-13-90

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, _____, *a Notary Public of the State and 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* _____ *self to be* _____ *of the* _____, *the within named bargainor, a corporation, and that* _____ *he as such* _____ *being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by* _____ *self as* _____.

Witness my hand and seal, at office in _____, *this* _____ *day of* _____, *19*____.

_____ *Notary Public*

Commission expires _____

MAR 6 9 15 AM '87
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

IDENTIFICATION REFERENCE

00947

EXHIBIT "A"

Thence South 4 deg. 23' West 164.6 feet to an iron pin;

Thence North 85 deg. 53' West 50 feet to a monument in the southeast corner of said tract marked "Parcel A Reserved," and continuing in the same direction 216 feet to the beginning.

Being the same property conveyed to Samuel R. Leggett, Jr., and wife, Patricia M. Leggett by deed from Fitzgerald Atkinson and wife, Ruth P. Atkinson, of record in Book 4618, page 111, Register's Office of Davidson County, Tennessee.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 2nd day of March, 1987, before me personally appeared Patricia M. Leggett, to me known (or proved to me on basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Samuel R. Leggett, Jr. and acknowledged that she executed the same as the free act and deed of said Samuel R. Leggett, Jr.

Witness my hand and official seal at Nashville, Tennessee, this 2nd day of March, 1987.

Notary Public

My Commission Expires: 5-13-90

WARRANTY DEED

FROM

TO

Compliments of
Chicago Title Insurance Company
First Floor — First American Center
Phone 255-4631
NASHVILLE, TENNESSEE 37238

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

RECEIVED OF _____

FOR _____

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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

[illegible] CAPIT.
426.00 STAX
.50 PRFE
6.00 MORT
CHEK 426.50-
03/06/97 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

00947

IDENTIFICATION REFERENCE

MAR 6 9 15 AM '97

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 53717