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3761

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $40,000.00

Billy G. Mann
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th DAY OF April, 19 87.

Notary Public

MY COMMISSION EXPIRES: July 26, 1990

(AFFIX SEAL)

MORTGAGEE:
Fidelity Federal Savings & Loan
Association of Tennessee
401 Union Street
Nashville, Tennessee 37219

THIS INSTRUMENT WAS PREPARED BY

Denney, Lackey & Chernau, P. O. Box 3429, Nashville, Tennessee 37219-0429
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Billy G. Mann (NAME)	Fidelity Federal Savings & Loan (NAME)	91-10-178
5704 Robertson Avenue (STREET ADDRESS OR ROUTE NUMBER)	401 Union Street (STREET ADDRESS)	8DA-20595
Nashville, Tennessee 37201 (CITY) (STATE) (P. O. ZIP)	Nashville, Tennessee 37219 (CITY) (STATE) (ZIP)	

FOR AND IN 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, Alan D. Williams and Roy D. Williams and Barbara C. Jones and John E. Richardson and wife, Jean Richardson, being the only heirs at law of Ella A. *

*Phipps Richardson

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Billy G. Mann and wife, Nancye Lee Mann

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 parts of Lots 41 and 42 on the Plan of B. F. Cockrill Farm, of record in Book 161, pages 134 and 135, said Register's Office, described as follows:

Beginning at a point in the center line of Robertson Avenue 316 feet east of the southwest corner of Lot No. 41; thence northerly parallel to the line between Lots 41 and 42, 175 feet to an alley; thence with the margin of said alley, easterly 50 feet to a point; thence southerly 175 feet to the center line of Robertson Avenue; thence with the center line of the same westerly 50 feet to the beginning.

Being the same property conveyed to Charles Phipps, Jr. and wife, Ella A. Phipps by deed from H. Burton Duncan and John Burton Duncan as of record in Book 4143, page 986, said Register's Office. The said Charles Phipps, Jr. and Ella A. Phipps having since divorced the property was vested in Ella A. Phipps by Divorce Decree of record in Minute Book 77C, page 1161, Docket No. 65640, Fourth Circuit Court for Davidson County, Tennessee. The said Ella A. Phipps having remarried and was Ella A. Phipps Richardson. The said Ella A. Phipps Richardson having since died, the property is vested in the heirs at law of Ella A. Phipps Richardson.

The property herein described and conveyed in this instrument is not the usual place of residence of Alan D. Williams, Roy D. Williams or Barbara C. Jones, or their spouses, if any.

unimproved ( ) This is improved (XX) property, known as 5704 Robertson Avenue, Nashville, Tennessee 37201
(House Number) (Street) (P. O. Address) (City or Town) (Postal Z

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 their hand s this 9th day of April, 19 87

Alan D. Williams

By: Barbara C. Jones atty-in-fact.
Alan D. Williams

Barbara C. Jones

Roy D. Williams

John E. Richardson

Jean Richardson

STATE OF TENNESSEE
Davidson County

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Alan D. Williams and Roy D. Williams and Barbara C. Jones and John E. Richardson and wife, Jean Richardson being the only heirs at law of Ella A. Phipps Richardson the bargainor s, 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 and official seal at Nashville, Tennessee, this 9th day of April, 1987.

Notary Public

Commission Expires July 10, 1990

STATE OF Tennessee)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public, Barbara C. Jones, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the Attorney in fact of Alan D. Williams, the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 9th day of April, 1987.

Notary Public

My Commission expires: July 10, 1990

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IDENTIFICATION REFERENCE

APR 10 2 27 PM '87

REGISTER'S OFFICE
DAVIDSON COUNTY, TN

WARRANTY DEED

FROM

Alan D. Williams and Roy D. Williams and Barbara C. Jones and John E. Richardson and wife, Jean Richardson, being the only heirs at law of Ella A. Phipps Richard

TO

Billy C. Mann and wife, Nancye Lee Mann

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

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

CASH
CHECK 115.50-
BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

113808

IDENTIFICATION REFERENCE

APR 10 2 27 PM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No.68122