This instrument prepared by;
Lehman Land Title, Inc.
155 Franklin Road, Suite 151
Brentwood, Tn 37027

BOOK 7226 PAGE 413

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Joseph S. Phillips (NAME)	Citizens & Southern Mortgage Co. (NAME)	Map 83-01
930 Granada Avenue (STREET ADDRESS OR ROUTE NUMBER)	P. O. Box 656 (STREET ADDRESS)	
Nashville, TN 37206 (CITY) (STATE) (ZIP)	Tucker, GA 30085-0656 (CITY) (STATE) (ZIP)	Parcel 185

FOR AND IN CONSIDERATION of the sum of Ten and no/100----------
----------($10.00)---------- *Dollars,*

Cash in hand paid by Joseph S. Phillips and other good and valuable considerations accepted as cash, the receipt of all of which is hereby acknowledged,

Jennifer Horton and Albert S. Phillips, Co-Executors under the estate of Rosa Maye South

have this day bargained and sold, and do hereby transfer and convey unto the said Joseph S. Phillips

the Grantees herein, their (successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows

A Certain Tract or Parcel of Land in Davidson County, State of Tennessee described as follows, to wit:

Being the Easterly 58.5 feet of Lots Nos. 25, 26, and 27 on the Map of James Burns Subdivision as of record in Book 421, page 40, Register's Office for Davidson County, Tennessee.

Said Lots front 58.5 feet on the southerly side of Bailey or Grande Ave. and run back between parallel lines along the westerly margin of an alley 150 feet to the northerly line of lot no. 28.

Being the same property conveyed to Louis A. South and wife, Rosa Maye South by deed from Hermitage Homes, Inc. of record in book 1194, page 166, Register's Office Davidson County, Tennessee. The said Louis A. South and wife, Rosa Maye South having since died, he having pre-deceased her the surviving widow Rosa Maye South, by testimentary disposition through a will devising said property to their heirs and naming Jennifer Horton and Albert S. Phillips as co-executors.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 42,300.00

Subscribed and sworn to before me this the 4th *day of* May *19* 87

My commission expires: 5-20-87 *(Affix Seal)*

Affiant Joseph S. Phillips

Notary Public Judy A Dobbs

unimproved ( )
This is improved (X) property, known as 930 Granada Avenue, Nashville, Tennessee 37206
(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 4th *day of* May *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*

Jennifer Horton
Jennifer Horton
Co-Executor

Albert S. Phillips
Albert S. Phillips
Co-Executor

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Williamson

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Personally appeared before me the undersigned *a Notary Public in and for said County and State* Jennifor Horton and Albert S. Phillips

the within named 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 Brentwood *Tennessee, this* 4th *day of* May *19* 87.

Judy A Dobbs *Notary Public*

Commission expires 5-20-87

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 _____

WARRANTY DEED

FROM

TO

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

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN
MAY 5 2 45 PM '87

IDENTIFICATION REFERENCE

2 2 5 9 5

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

42300.00- CAMT.
118.44 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 124.94-
3370A05/05/87 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

22595

IDENTIFICATION REFERENCE

MAY 5 2 41 PM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

No. 77999