BOOK 7277 PAGE 346

PREPARED FROM INFORMATION FURNISHED BY THE PARTIES:

FILE BOX 45

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 41,542.25

Affiant Jennifer P Mello

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th DAY OF June 19 87

Notary Public Patricia Nuhalls

MY COMMISSION EXPIRES 9/9/89

(AFFIX SEAL)

NOTARY PUBLIC AT LARGE STATE OF TENN.

THIS INSTRUMENT WAS PREPARED BY

RICHARD A. NORTHCUTT - 1161 Murfreesboro Road - Suite 340 - Nashville, TN 37217

NAME ADDRESS

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Jennifer P. Mello	AmSouth Mortgage Company, Inc.	104-15
(NAME)	(NAME)	
2119 Westwood Drive	P. O. Box 847	400
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, TN 37212	Birmingham, AL 35201	
(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, Douglas Phillips and wife, Rosalee Phillips

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Jennifer P. Mello, unmarried

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:

BEING the easterly half of Lot No. 56 on the Plan of Belair, of record in Plat Book 332, page 6, Register's Office for Davidson County, Tennessee.

Said part of said lot fronts 50 feet on the southerly side of Westwood Avenue and runs back between parallel lines, 195 feet to an alley.

Being the same property conveyed to Douglas and Rosalee Phillips by deed from Janeice Faye Boyd and Joe Mack Boyd, Jr., of record in Book 6275, page 241, said Register's Office.

This conveyance is subject to a Deed of Trust executed by Douglas and Rosalee Phillips, to Margaret L. Behm, Trustee, for C. Aubrey Hearn and wife, Florence Hearn, dated April 17, 1984, and filed for record in Book 6275, Page 245, Register's Office for said County, with an unpaid principal amount of approximately $35,977.32, which the grantees herein hereby assume and agree to pay.

This conveyance is subject to a Deed of Trust executed by Joe Mack Boyd, Jr. and wife, Janeice Faye Boyd, to Phillip McNeill, Trustee, for McNeill Mortgage and Investment Company, Inc., dated June 5, 1979, and filed for record in Book 5446, Page 845, Register's Office for said County, with an unpaid principal amount of approximately $35,977.32, which the grantees herein hereby assume and agree to pay. The escrow account if any is hereby transferred to the grantees.

This is unimproved ( ) improved (XX) property, known as 2119 Westwood Avenue, Nashville, TN 37212
(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 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 our hands this 17th day of June, 19 87

Rosalee Phillips — Douglas Phillips

BOOK 7277 PAGE 347

STATE OF ARKANSAS
COUNTY OF Craighead

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Douglas Phillips and wife, Rosalee Phillips

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 Jonesboro Arkansas, this 19th day of June, 19 87.

Commission expires: 8-11-90

Sue Ann Watkins
Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon his oath (their several oaths) acknowledged (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

39559

IDENTIFICATION REFERENCE

Jun 24 11 27 AM '87

WARRANTY DEED

FROM

Douglas Phillips
Rosalee Phillips

TO

Jennifer P. Mello

RETURN TO:

METROPOLITAN ESCROW, INC.
1161 Murfreesboro Road
Suite 340
Nashville, TN 37217

RICHARD A NORTHCUTT
ATTORNEY AT LAW
1161 Murfreesboro Road
Suite 316
Nashville, TN 37217

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

RECEIVED OF _____

FOR _____

BOOK 7277 PAGE 348

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
			41542.[illegible]- CA[illegible]	
			116.24 C[illegible]	
			.50 PR[illegible]	
			6.00 MO[illegible]	
			CHECK 122.70-	
			2659A06/24/87 BAL .01	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

39559

IDENTIFT REFERENCE

JUN 24 [illegible] '87

[illegible]

No.97078