FILE #6225 FILE BOX 38

WARRANTY DEED

THIS INSTRUMENT PREPARED BY

George E. Mudter, Jr., Atty.
4301 Hillsboro Road, Suite 330
Nashville, Tennessee

BOOK 7394 PAGE 318

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
JOHN S. PHIPPS, JR., married (NAME)	LEADER FEDERAL MORTGAGE, INC. (NAME)	MAP 90-15
4303 Sneed Road (STREET ADDRESS OR ROUTE NUMBER)	P. O. Box 2926 (STREET ADDRESS)	PARCEL 50
Nashville, Tennessee 37215 (CITY) (STATE) (P. O. ZIP)	Memphis, Tennessee 38101-2926 (CITY) (STATE) (ZIP)	FB #08DA33247

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, J. JAY PEELER, III, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO JOHN S. PHIPPS, JR., married and ROBERT E. PHIPPS, married and WILLIAM M. WARFIELD, unmarried, a 1/3 undivided interest each

HEREINAFTER CALLED THE GRANTEES, THEIR SUCCESSORS, 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. 295 on the Plan of Charlotte Park Section Ten, as of record in Plat Book 2900, page 78, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to J. Jay Peeler, III and Ronald G. Grizzard by deed from David Shearon and wife, Patricia A. Shearon, of record in Book 6125, page 242, said Register's Office. Said Ronald G. Grizzard having conveyed his interest to J. Jay Peeler, III by Quitclaim deed of record in Book 6603, page 405, said Register's Office.

This conveyance is made subject to: (1) Agreement of record in Book 2593, page 566; (2) Easements of record in Book 3033, page 638, and Book 787, page 58; and (3) All matters appearing on the Plan of record in Plat Book 2900, page 78, said Register's Office.

7 9 3 9 7

IDENTIFICATION REFERENCE

NOV 3 10 07 AM '87

FELIX Z. WILSON JR. REGISTER
DAVIDSON COUNTY, TN

unimproved ( )
This is improved (XX) property, known as 610 A & B River Rouge Drive, Nashville, Tennessee 37209

TO HAVE AND TO HOLD the said tract or parcel of land, with the apurtenances, estate, title and interest thereto belonging to the said GRANTEES, their successors, 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, successors, assigns and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their successors, 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.

In witness whereof, the GRANTORS have hereunto set their hands (if a corporation, has caused its name to be signed hereto by its duly authorized officer) on this 28th day of October, 1987

J. JAY PEELER, III

BOOK 7394 PAGE 319

STATE OF TENNESSEE
COUNTY OF _____

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named _____

_____

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

Witness my hand and official seal at _____, this _____ day of _____, 19____.

My commission expires_____ Notary Public_____

STATE OF TENNESSEE
COUNTY OF _____

Before me, the undersigned, 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 as such _____, being authorized so to do, executed the foregoing instrument for the purpose therein contained by signing the name of the corporation by the said _____ as such _____.

Witness my hand and official seal, at _____, this _____ day of _____, 19____.

_____ Notary Public

Commission expires _____

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, J. Jay Peeler, III, unmarried, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at Office, this 28th day of October, 1987.

My Commission Expires: 1/10/89

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 81,700.00.

_____
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF October, 19 87.

MY COMMISSION EXPIRES: 1/10/89 (AFFIX SEAL)

_____
Notary Public

WARRANTY DEED

FROM J. JAY PEELER, III, unmarried

TO JOHN S. PHIPPS, JR., married and ROBERT E. PHIPPS, married and WILLIAM M. WARFIELD, unmarried

PLEASE RETURN TO: FILE BOX 38

First Title & Escrow Company, Inc.
P.O. Box 926
Suite 11C The Paddock
229 Ward Circle
BRENTWOOD, TENNESSEE 37027-0926

OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7394 PAGE 320

CO - CONVEYANCE MO - MORTGAGE WD - WARRANTY DEED TD - TRUST DEED		CC - CERTIFIED COPY REL - RELEASE UCC - UNIFORM COMMERCIAL CODE		MISC - MISCELLANEOUS CO TAX - STATE TAX CONVEY MO TAX - STATE TAX MORT PRFEE - PROBATE FEE	
DATE	SYMBOL	VALUATION	TAX AND FEES		TOTAL

B170 .50- CAPT.
235.76 STTAX
.50 PRFEE
6.00 WDEED
CHECK 235.26-
B975A11/03/87 BA .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

7.9.3.9.7.

IDENTIFI REFERENCE

Nov 3 10 07 AM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 32274