6453

FORM No. WD-1

BOOK 7615 PAGE 599

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 64,700.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 25th DAY OF June 19 88

Notary Public

MY COMMISSION EXPIRES: 3/8/87

(AFFIX SEAL)

THIS INSTRUMENT PREPARED BY
VICKY V. KLEIN, ATTORNEY — 405 Two Mile Pike — Goodlettsville, Tennessee 37072

NAME / ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
GAYLE J. DOCKERY (NAME)	FIRST TENNESSEE BANK NATIONAL ASSOC (NAME)	83-5
1121 CALVIN AVENUE EAST (STREET ADDRESS OR ROUTE NUMBER)	P. O. BOX 84 (STREET ADDRESS)	218
NASHVILLE, TN 37206 (CITY) (STATE) (P.O. ZIP)	MEMPHIS, TN 38101 (CITY) (STATE) (ZIP)	23W 08950

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, VAN H. PHILLIPS, UNMARRIED

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO GAYLE J. DOCKERY

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: 2471 08/02 0101 03CHECK 220.34

Land in Davidson County, Tennessee, being Lot No. 11 on the Plan of Subdivision of Calvin Davis Lot, as of record in Book 57, page 85, Register's Office for said County.

Said Lot fronts 50 feet on the northerly side of Calvin Avenue and runs back between parallel lines with the westerly margin on North 12th Street, formerly Allison Avenue, 150 feet to an alley.

Being the same property conveyed to Van H. Phillips by deed from Ted A. Burkhalter, Trustee, which is of record in Book 7612, page 851, Register's Office for Davidson County, Tennessee.

For and in consideration of Ten Dollars ($10.00) cash in hand paid, the receipt of which is hereby acknowledged, and other good and valuable consideration, a part of which is the assumption of one certain deed of trust dated March 15, 1984, and filed of record March 20, 1984, in the office of the recorder of deeds of Davidson County, Tennessee, in Book 6252, page 887, and note of even date thereby secured, in the original principal amount of $41,500.00 payable to First Tennessee Bank, which debt the Grantee herein assumes an agrees to pay as part payment of the purchase price.

The grantee further hereby assumes the obligations of Ben N. Davidson under the terms of the instruments creating the loan to idemnify the Veterans Administration to the extent of any claim payment arising from the guaranty or insurance of the indebtedness above mentioned.

This is unimproved ( ) improved (XXX) property, known as 1121 Calvin Avenue Nashville, Tennessee
(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 covey 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 hand & S this 25th day of June, 19 88

Van H. Phillips
VAN H. PHILLIPS

Gayle J. Dockery
GAYLE J. DOCKERY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BOOK 7615 PAGE 600

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named VAN H. PHILLIPS AND GAYLE J. DOCKERY

the bargainor s, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at GOODLETTSVILLE, Tennessee, this 25th day of June, 19 88

Commission expires 3/8/89

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, and who upon (his oath / their several oaths) acknowledged (himself / 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

WARRANTY DEED

FROM

TO

RETURN TO:

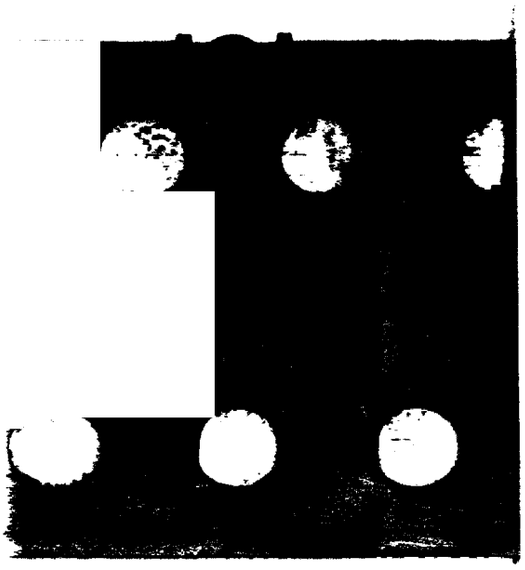
EAST END TITLE & ESCROW, INC.
405 Two Mile Pike
Goodlettsville, Tennessee 37072

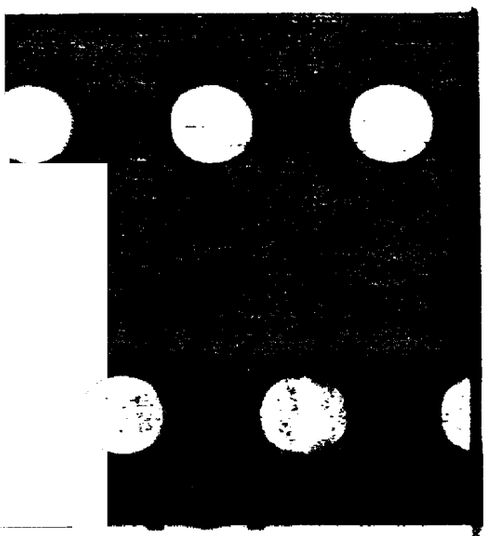
54859

IDENTIFICATION REFERENCE

AUG 2 10 50 AM '88

FELIX Z. WILSON CLERK & REGISTER
DAVIDSON COUNTY, TN





OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7615 PAGE 601

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
				CAMT 64799.48
				CON TX 213.84
				PRFEE 0.50
				WDEED 6.00
				TOTAL 220.34
				CHECK 220.34
08/02/88	01			10:54 0001 2671

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

5485 9

IDENTIFICATION REFERENCE

Aug 2 10 50 AM '88

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 119273