FILE BOX 3

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 84,787.44

Miriam V. Phillips
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th DAY OF April 19 89

Notary Public

MY COMMISSION EXPIRES: 5-8-94
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
EDWARD SEDDON, ATTORNEY AT LAW

25 Century Blvd. - Suite 405, Nashville, TN 37214 111 West College Street, Murfreesboro, TN 37130 719 N. Second Street, Clarksville, TN 37040

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Miriam V. Phillips (NAME)	Lumbermen's Investment (NAME)	MAP 120-9
517 Dunailie Drive (ADDRESS)	301 Congress (ADDRESS)	PARCEL 79
Nashville, TN 37217 (CITY) (STATE) (ZIP)	Austin, Texas 78767 (CITY) (STATE) (ZIP)	2DA-44012

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, Betty Jo Jenkins Ezell and husband, James Ezell (formerly Betty Jo Jenkins) HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Miriam V. Phillips, 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.

Land in Davidson County, Tennessee, Being Lot No. 5A43 on the Plan of Glengarry Park, Section Five-A of record in Book 3300, Page 58, Register's Office for said County.

Said Lot NO. 5A43 fronts 90 feet on the northwesterly side of Dunailie Drive and extends back 149.2 feet on the southwesterly line and 159 feet on the northeasterly line to a line in the rear, which is a broken line, measuring 91.2 feet.

Being the same property conveyed to Casey N. Jenkins and wife, Betty Jo Jenkins by deed from Danny C. Sowell and wife, Sara A. Sowell of record in Book 3977, page 332, Register's Office for said County. The said Casey N. Jenkins now deceased and Betty Jo Jenkins has since remarried.

This conveyance is subject to any and all existing easements and restrictions of record.

This conveyance is subject to Restrictive Covenants of record in Book 3377, Page 567, Register's Office for said County.

This conveyance is subject to a Deed of Trust executed by Danny C. Sowell and wife, Sara A. Sowell to a Trustee for Guaranty Mortgage Company, dated September 16, 1963, filed for record September 19, 1963, with an approximate present unpaid principal balance of $8,587.44, of record in Book 3653, Page 131, which the Grantees herein herby assume and agree to pay. The escrow accont in connection with said loan is hereby transferred to the Grantees.

** CONTINUED

unimproved ( )
This is improved (X) property, known as 517 Dunailie Drive, Nashville, TN 37217
(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 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 my hand this 20th day of April 19 89

Betty Jo Jenkins Ezell

James Ezell

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BOOK 7821 PAGE 780

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Betty Jo Jenkins Ezell and husband James Ezell

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 20th day of April, 19 89.

Commission expires 5-8-91

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 _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ 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

** CONTINUATION OF LEGAL

James Ezell, husband of Betty Jo Jenkins Ezell, joins in this conveyance to convey any and all interest he may have in said property including but not limited to his maritial interest.

Betty Jo Jenkins has since remarried. Betty Jo Jenkins and Betty Jo Jenkins Ezell are one and the same person.

26684

APR 21 8 17 AM '89

7859 04/21 0101 03CHECK 286.34

WARRANTY DEED

FROM

Betty Jo Ezell

TO

Miriam V. Phillips

RETURN TO:

CUMBERLAND TITLE COMPANY

☒ 25 Century Blvd. - Suite 405
Nashville, Tennessee 37214

☐ 111 W. College Street
Murfreesboro, Tennessee 37130

☐ 719 N. Second Street
Clarksville, Tennessee 37040

EDWARD SEDDON
ATTORNEY - AT - LAW



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 7821 PAGE 781

CO - CONVEYANCE
MO - MORTGAGE
WD - WARRANTY DEED
TD - TRUST DEED

CC - CERTIFIED COPY
REL - RELEASE
UCC - UNIFORM COMMERCIAL CODE

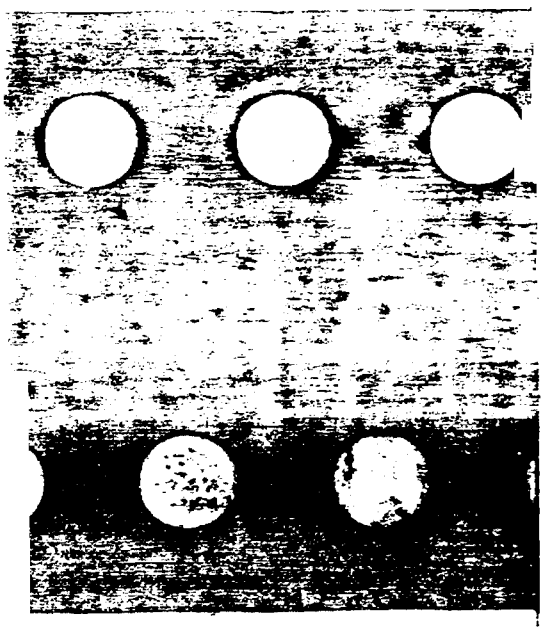
MISC - MISCELLANEOUS
CO TAX - STATE TAX CONVEY
MO TAX - STATE TAX MORT
PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL

CAMT 84787.44
CON TX 279.84
PRFEE 0.50
WDEED 6.00
TOTAL 286.34
CHECK 286.34

04/21/89 01 08:18 0001 7859

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



266844

APR 21 8 17 AM '89

No. 202225