Box 77

FORM NO. WD-1

BOOK 7856 PAGE 277

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $166,500.00

Mitchael J. Despot
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st DAY OF May, 19 89

Notary Public

MY COMMISSION EXPIRES 11-12-89

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
I. DYKE TATUM, Attorney
Suite 200, Arena Place, 2001 Charlotte Avenue, Nashville, Tennessee 37203

ADDRESS NEW OWNER (S) AS FOLLOWS	Mortgagee:	MAP PARCEL NUMBERS
Mitchael J. Despot	C&S REAL ESTATE SERVICES, INC.	117-2-127
(NAME)	(NAME)	
2303 Sterling Road	Attn: Tax Dept. P. O. Box 151	7DA-23050
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, TN 37215	Tucker, GA 30085-0151	
(CITY) (STATE) (P.O.ZIP)	(CITY) (STATE) (ZIP)	

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, WE, Michael J. Philbin and wife, Nancy Shannon Philbin

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Mitchael J. Despot and wife, Cynthia R. Despot

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. 5, of Block 8, on the Plan of a Development of Stokes Tract, of record in Book 974, page 24, Register's Office for Davidson County, Tennessee.

SAID Lot No. 5 fronts 100.0 feet on the northerly margin of Sterling Road and extends back between parallel lines, 200.0 feet to a dead line.

BEING the same property conveyed to Micheal J. Philbin and wife, Nancy Shannon Philbin, by deed from James M. Pickell and wife, Mary Pelham Pickell, of record in Book 4657, page 358, Register's Office for Davidson County, Tennessee.

Micheal J. Philbin and Michael J. Philbin are one in the same person.

Nancy Shannon Philbin and Nancy S. Philbin are one in the same person.

Said property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the premises.

JUN 5 8 45 AM '89

3817

This is improved (XX) property, know as 2303 Sterling Road, Nashville, TN 37215
(House Number) (Street) (P O Address) (City or Town) (Postal Zip)
unimproved ( )

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 convenant 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 their hands this 31st day of May, 19 89

Michael J. Philbin

Nancy Shannon Philbin

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Michael J. Philbin and wife, Nancy Shannon Philbin

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 Nashville, Tennessee, this 31st day of May, 19 89.

Commission expires 11-12-89

* or proved to me on the basis of satisfactory evidence.

Notary Public

STATE OF TENNESSEE
Davidson County

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, a corporation, and that (he) (they) as such _____ and _____, being authorized so to do, executed 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 _____

* or proved to be on the basis of satisfactory evidence.

Notary Public

WARRANTY DEED

FROM

Michael J. Philbin and wife,

Nancy Shannon Philbin

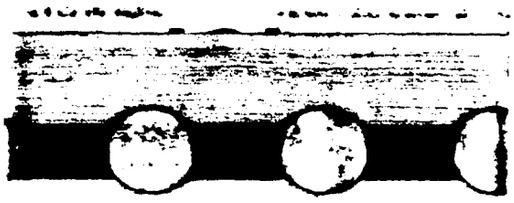
TO

Mitchael J. Despot and wife,

Cynthia R. Despot

I. DYKE TATUM, Attorney
Suite 200, Arena Place
2001 Charlotte Avenue
Nashville, Tennessee 37203

1428 06/05/90 01:01 PM CHECK 555.95



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

RECEIVED OF _____

FOR _____

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

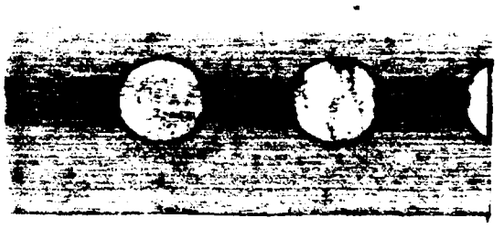
CC - CERTIFIED COPY
REL - RELEASE
UCC - UNIFORM COMMERCIAL CODE

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

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL

CAMT 166500.00
CON TX 549.45
PRFEE 0.50
WDEED 6.00
TOTAL 555.95
CHECK 555.95

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 49 0001 1429



38178

JUN 5 8 45 AM '89

No. 215791