FORM NO. WD-1

BOOK 7972 PAGE 541

STATE OF TENNESSEE }
COUNTY OF SUMNER }

The Actual Consideration or Value, Whichever is Greater, For This Transfer is $ 68,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th DAY OF October, 19 89.

Notary Public

MY COMMISSION EXPIRES: 10/27/92

(AFFIX SEAL)

Mail

THIS INSTRUMENT WAS PREPARED BY
WILLIAM W. WEEMS, ATTORNEY, 104 HAZEL PATH, SUITE 2, HENDERSONVILLE, TN. 37075
NAME ADDRESS

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
ROBERT A. PHILLIPS, ET UX	SAME	Map 60-11
(NAME)	(NAME)	
205 KENNITH DRIVE	SAME	Par. 12
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
NASHVILLE, TN. 37207	SAME	FB#12DZ 57180
(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, ELLEN G. SADDLER, surviving tenant by the entireties,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO ROBERT A. PHILLIPS AND WIFE, ELIZABETH M. PHILLIPS,

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 Lot No. 34 on the Plan of Hillhurst Acres, Section 5, as of record in Book 2854, page 42, Register's Office for said County.

SAID Lot No. 34 fronts 200 feet on the northerly side of Kennith Drive and extends back 192.1 feet on the easterly line and 290 feet on the westerly line, to a dead line in the rear, measuring 142.4 feet thereon.

BEING the same property conveyed to Morgan J. Saddler and wife, Ellen G. Saddler by deed from Bill H. Dunn and wife, Jane C. Dunn, of record in Book 4113, page 405, Register's Office for Davidson County, Tennessee. Morgan J. Saddler is now deceased and property vests in Ellen G. Saddler as surviving tenant by the entireties.

This conveyance is made subject to restrictions in Book 2902, page 196; Book 2904, page 465; further subject to easements, setback lines and any and all limitations per plan of record in Book 2854, page 42, said RO.

Taxes for 1989 have been prorated and assumed by Grantees.

9867 11/01 0101 03CHECK 233.05

This is unimproved ( ) improved (XX) property, known as 205 Kennith Drive, 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, 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 27th **day of** October, **19** 89.

the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Ellen G. Saddler
Ellen G. Saddler

[redacted]

STATE OF TENNESSEE
COUNTY OF SUMNER

BOOK 7972 PAGE 542

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named ELLEN G. SADDLER,

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

Witness my hand and official seal at Hendersonville, Tennessee, this 28th day of October, 19 89.

My commission expires 10/27/92 Notary Public Marian L. Harvey

STATE OF TENNESSEE
COUNTY OF ——

Before me, ——, a Notary Public of 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 oath, acknowledged —— 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 seal, at office in ——, this —— day of ——, 19——.

—— Notary Public

Commission expires ——

78169

IDENTIF. TREFERENCE

Nov 1 9 19 AM '89

FELIX Z. [illegible] CLERK
DAVIDSON COUNTY TN.

WARRANTY DEED

FROM

ELLEN G. SADDLER

TO

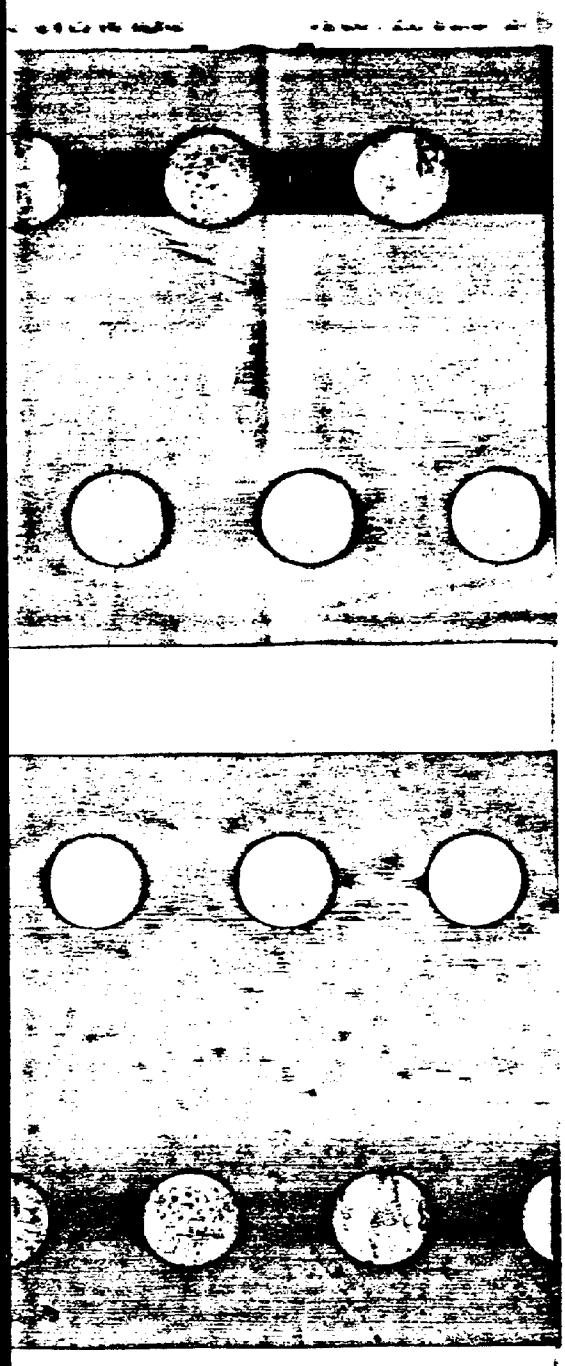
ROBERT A. PHILLIPS, ET UX,

ELIZABETH M. PHILLIPS

Mail

CHEROKEE LAND TITLES, INC.
104 Hazel Path
Post Office Box 676
Hendersonville, Tennessee 37075

Prepared By
WILLIAM W. WEEMS, ATTORNEY
104 Hazel Path. Hendersonville, Tennessee 37075



OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7972 PAGE 543

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

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL

CAMT 68500.00
CON TX 226.05
PRFEE 1.00
MDEED 6.00
TOTAL 233.05
CHECK 233.05

11/01/89 01 09:20 0001 9867

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

78169

IDENTIF. REFERENCE

Nov 1 9 19 AM '89

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN.

No. 262762