BOOK 7982 PAGE 551

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 35,000.00

Kenneth R Reeder
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th DAY OF November, 19 89.

Notary Public

MY COMMISSION EXPIRES: 5/22/93

(AFFIX SEAL)

FILE BOX 24

THIS INSTRUMENT WAS PREPARED BY
Harold Reeves, Attorney 640 Spence Lane Nashville, TN 37217

| NAME | | ADDRESS |
|---|---|---|
| ADDRESS NEW OWNER(S) AS FOLLOWS<br>Kenneth R. Reeder and Ronald Reeder<br>(NAME)<br>1922 Valley Park Drive<br>(STREET ADDRESS OR ROUTE NUMBER)<br>Nashville, TN 37216<br>(CITY) (STATE) (P.O. ZIP) | MORTGAGEE OR PERSON RESPONSIBLE FOR PAYMENT OF TAXES<br>Same<br>(NAME)<br>(STREET ADDRESS)<br>(CITY) (STATE) (ZIP) | MAP-PARCEL NUMBERS<br>Map 82-16<br>Par. 285<br>18W-05750 |

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. Johnny S. Phillips, a widower

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Kenneth R. Reeder and Ronald Reeder

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 the west one-half of Lot No. 114 on the Map of Barrow's Addition to Edgefield, of record in Plan Book 1, page 13, of the Chancery Court at Nashville and a small strip out of the Totten Property.

SAID parts of said lots front 50 feet on the north side of Boscobel Street and run back between parallel lines, along the easterly margin of Prospect Street or Lee Street, 190 feet to an alley.

BEING the same property conveyed to Johnny S. Phillips and wife, Margaret E. Phillips by deed from Pauline Boyle Sivley, a widow, of record in Book 1578, page 599, Register's Office for Davidson County, Tennessee. The said Margaret E. Phillips having since died.

8 1 4 7 9

IDENTIF. TREFERENCE

Nov 13 12 19 PM '89

PHELIX Z. WILSON, REGISTER
DAVIDSON COUNTY TN.

3749 11/13 0101 03CHECK 122.50

This conveyance subject to such easements, setback lines and Restrictive Covenants of record in Register's Office for Davidson County, Tennessee.

All taxes for 1989 assumed by Grantees.

unimproved ( )
This is improved (XX) property, known as 915 Boscobel Nashville, TN 37206
(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 10th day of November, 19 89

Johnny S. Phillips

STATE OF TENNESSEE )
Davidson COUNTY )

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Personally appeared before me, Johnny S. Phillips
(Name of natural person executing the instrument)

with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand, at office, this 10th day of November 19 89.

My Commission Expires 5/22/93

Notary Public

STATE OF TENNESSEE )
COUNTY )

(AFFIX SEAL)

Personally appeared before me,
(Name of officer) (Offical capacity of officer)

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

("attorney-in-fact" or "president" or "general partner")

of the maker, or a constituent of the maker, and is authorized by the maker, or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker. Witness my hand, at office, this _____ day of _____ 19_____.

My Commission Expires _____

Notary Public

(AFFIX SEAL)

**WARRANTY DEED**

FROM

Johnny S. Phillips

TO

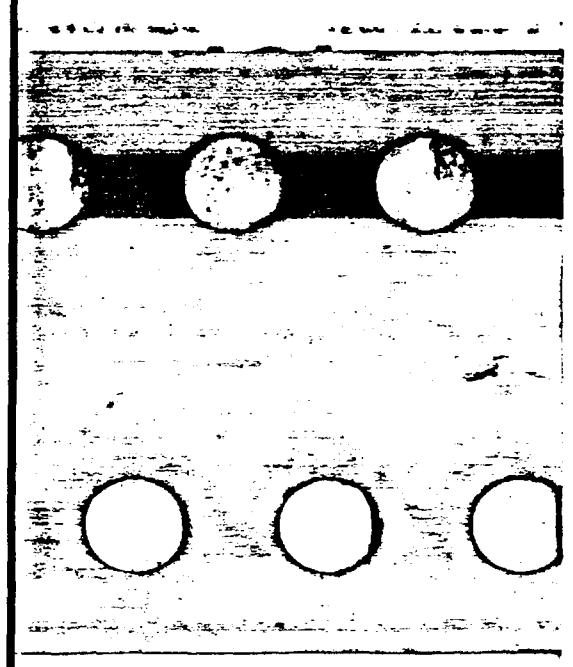
Kenneth R. Reeder and

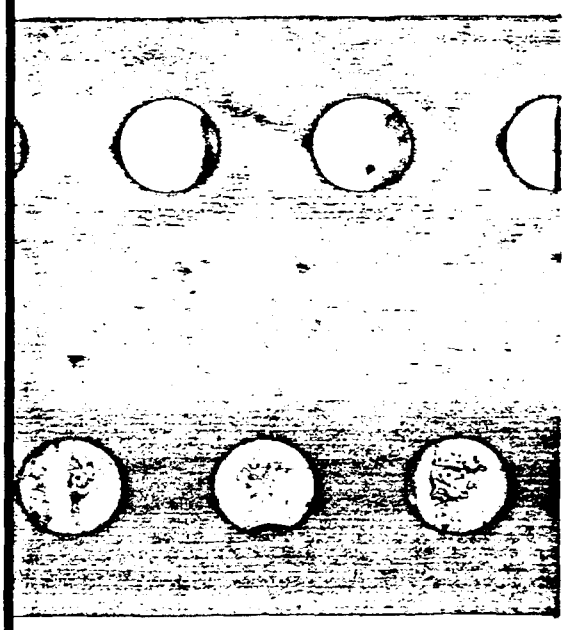
Ronald Reeder

This form compliments of:

**title escrow, inc.**

suite 218
640 spence lane
nashville, tennessee 37217
615-361-6679





**OFFICIAL RECEIPT**

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

RECEIVED OF _____

FOR _____

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| | | |
|---|---|---|
| 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 | 35000.00 |
| CON TX | 115.50 |
| PRFEE | 1.00 |
| WDEED | 6.00 |
| TOTAL | 122.50 |
| CHECK | 122.50 |

11/13/89 01 12:19 0001 3748

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

8 11 4 7 9

IDENTIF. REFERENCE

Nov 13 12 19 PM '89

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN.

No. 266520

[redacted] [redacted]