# WARRANTY DEED

*THIS INSTRUMENT PREPARED BY*

George E. Mudter, Jr., Atty.
229 Ward Circle, Suite C-11
Brentwood, Tennessee 37027

BOOK 8036 PAGE 915

| ADDRESS NEW OWNER(S) AS FOLLOWS | SEND TAX BILLS TO: | MAP PARCEL NUMBERS |
|---|---|---|
| RUSSELL J. PHILLIPPI, SR. (NAME) | SECURITY FINANCIAL & MORTGAGE (NAME) | Map 142-14 |
| 705 Myhr Drive (STREET ADDRESS OR ROUTE NUMBER) | 12444 Powerscourt Drive, Ste 140 (STREET ADDRESS) | Parcel 83 |
| Nashville, Tennessee 37221 (CITY) (STATE) (P. O. ZIP) | St. Louis, Missouri 63131 (CITY) (STATE) (ZIP) | F.B. #9D-28724 |

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, JOHN L. DONNELLY , JR. AND WIFE, RITA W. DONNELLY

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO RUSSELL J. PHILLIPPI, SR. AND WIFE, RHONDA M. PHILLIPPI

HEREINAFTER CALLED THE GRANTEES, THEIR SUCCESSORS, 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. 200 on the Plan of Section 2 Harpeth Valley Park, as of record in Plat Book 3700, page 129, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to John L. Donnelly, Jr. and wife, Rita W. Donnelly by Quitclaim deed from John L. Donnelly, Jr., Executor of Estate of John L. Donnelly, Sr. of record in Book 6673, page 755, said Register's Office.

This conveyance is made subject to: (1) 1990 Taxes, which have been prorated and assumed by the Grantees; (2) Restrictions of record in Book 3857, page 858, made applicable in Book 4148, page 696; and (3) All matters appearing on the Plan of record in Plat Book 3700, page 129, said Register's Office.

FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY TN.
FEB 1 8 07 AM '90
IDENTIF. REFERENCE
0 0 6 4 3

unimproved ( )
This is improved (XX) property, known as 705 Myhr Drive, Nashville, Tennessee 37221

TO HAVE AND TO HOLD the said tract or parcel of land, with the apurtenances, estate, title and interest thereto belonging to the said GRANTEES, their successors, 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, successors, assigns and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their successors, 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.

In witness whereof, the GRANTORS have hereunto set their hands (if a corporation, has caused its name to be signed hereto by its duly authorized officer) on this 26th day of January, 1990

John L. Donnelly, Jr.
JOHN L. DONNELLY , JR.

Rita W. Donnelly
RITA W. DONNELLY

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JOHN L. DONNELLY, JR. AND WIFE, RITA W. DONNELLY with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand at office, this 26th day of January, 19 90.

My commission expires May 8, 1991 Notary Public

STATE OF _____
COUNTY OF _____

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, _____ with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained, and who further acknowledged that _____ is the _____ 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 _____

9101 02/01 0101 03CHECK 327.10

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $97,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th DAY OF January, 19 90.

MY COMMISSION EXPIRES: May 8, 1991 (AFFIX SEAL)

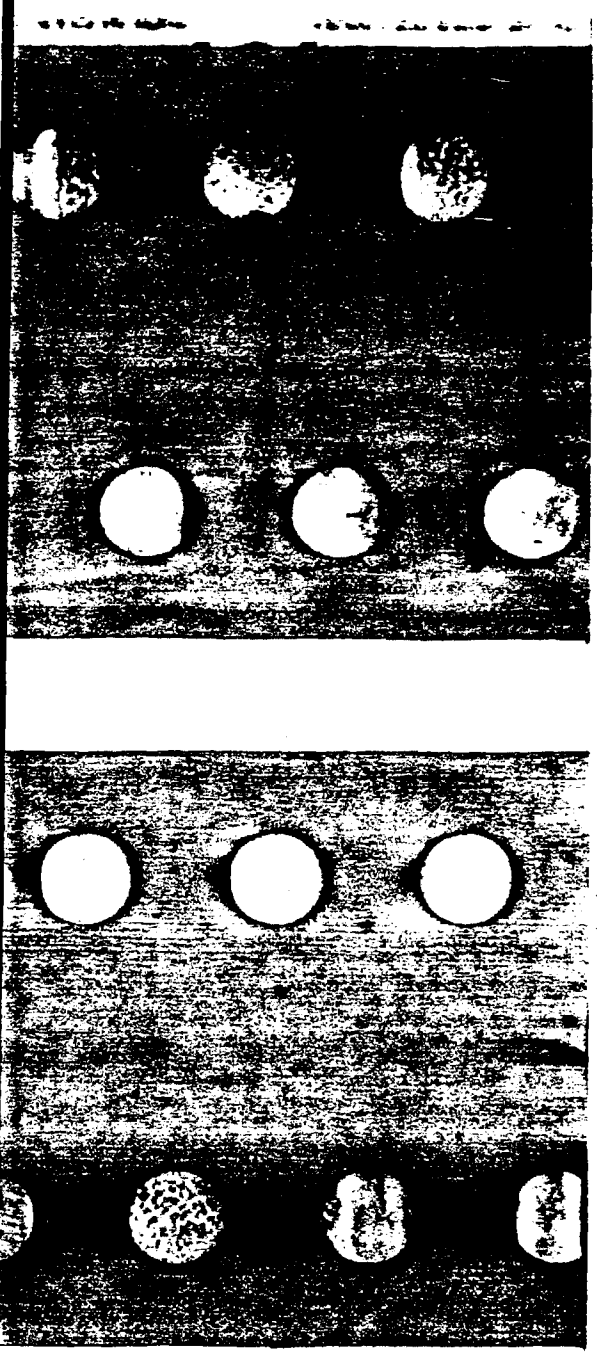
Notary Public

WARRANTY DEED

FROM JOHN L. DONNELLY, JR. AND WIFE, RITA W. DONNELLY

TO RUSSELL J. PHILLIPPI, SR. AND WIFE, RHONDA M. PHILLIPPI

PLEASE RETURN TO:
First Title & Escrow Company, Inc.
Suite 11C The Paddock
229 Ward Circle
P.O. Box 926
BRENTWOOD, TENNESSEE 37024-0926



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

RECEIVED OF _____

FOR _____

**BOOK 8036 PAGE 917**

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

| DATE | SYMBOL | VALUATION | TAX AND FEES | TOTAL PAID |
|---|---|---|---|---|

| | |
|---|---|
| CAMT | 97000.00 |
| CON TX | 320.10 |
| PRFEE | 1.00 |
| WDEED | 6.00 |
| TOTAL | 327.10 |
| CHECK | 327.10 |

02/01/90 01 08:04 0001 9101

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

00643

IDENTIF. REFERENCE

Feb 1 8 07 AM '90

FELIX Z. WILSON REGISTER
DAVIDSON COUNTY TN.

No. 289143