WARRANTY DEED

BOOK 8075 PAGE 359

THIS INSTRUMENT WAS PREPARED BY:		
Harold E. Collins, Attorney 4800 Charlotte Avenue, Nashville, TN 37209		
NAME ADDRESS		
ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
William R. Phillip, et ux	SAME	MAP 015
(NAME)	(NAME)	
5901 Maxon Avenue		PARCEL
(ADDRESS)	(ADDRESS)	
Nashville, Tennessee 37029		FB 14D27652
(CITY) (STATE) (P.O.ZIP)	(CITY)(STATE)(ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN 00/100 DOLLARS ($10.00) CASH IN HAND PAID TO THE GRANTORS BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, Maxine Rae Ervin, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO William R. Phillips and wife, Beverly Phillips and Jacqueline 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. 1 on the Plan of Forest View Ridge of Record in Plat Book 5200, page 363, Register's Office for Davidson County, Tennessee.

Said Lot No. 1 fronts 120.00 feet on the northerly margin of Morgan Road and rums back between parallel lines to a dead line in the rear which measures 120.00 feet.

Being the same property conveyed to Maxine Rae Ervin by deed from Anita K. Winters of record in Book 6619 page 29 R.O.D.C. Tennessee.

Grantor hereby states and acknowledges that the above described property is and never has been her principal place of residence.

Unimproved Property	2954 Morgan Road	Joelton	TN	37080
(House Number)	(Street)	(City)	(State)	(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 28 day of SEPT., 1989.

6780 03/29 0101 03CHECK 33.40

Maxine Rae Ervin

MAXINE RAE ERVIN

DAVIDSON COUNTY TN.

MAR 29 10 40 AM '90

IDENTIF. REFERENCE

14459

[STATE OF TENNESSEE)
[COUNTY OF DAVIDSON) The actual consideration or value whichever is
[greater, for this transfer is: 8,000.00
[Subscribed and sworn to before me, this the 18 day of
[SEPT, 1989.
[Jacqueline Phillips
[Affiant
[My commission expires: 3-11-90
[(Affix Seal)
[Harold E Collins
[NOTARY PUBLIC

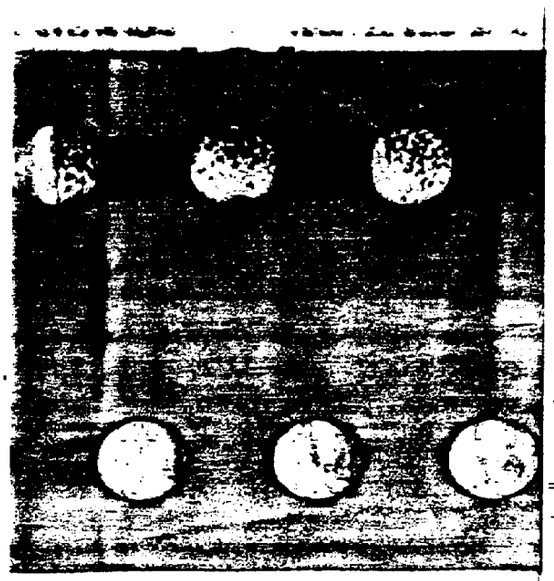
STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

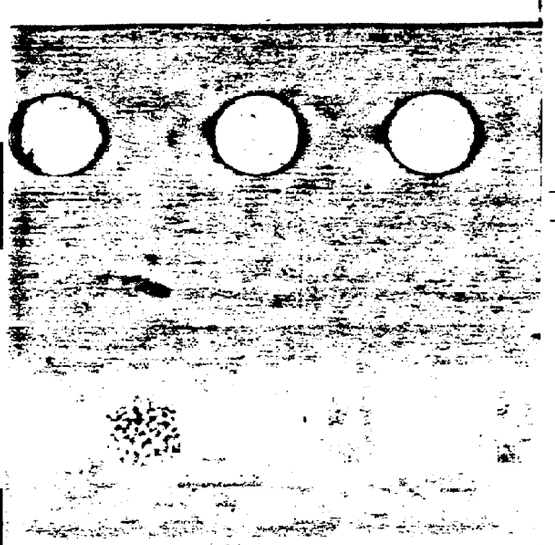
Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Maxine Rae Ervin, the bargainors, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 18th day of SEPT, 1989

Harold E Collins
NOTARY PUBLIC

My commission expires: 3-11-90





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 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 8000.00
CON TX 26.40
PRFEE 1.00
MDEED 6.00
TOTAL 33.40
CHECK 33.40

03/29/90 01 10:39 0001 6780

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

I 4459

IDENTIF. REFERENCE

MAR 29 10 40 AM '90

DAVIDSON COUNTY TN.

No. 305194