BOOK 8242 PAGE 979 FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 57,500.00

Charles W. Phipps
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th DAY OF November 19 90

Notary Public

MY COMMISSION EXPIRES: 5-29-93
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Glenn R. Funk, Attorney at Law, 222 2nd Ave., N. Ste. 417, Nash., TN 37201
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Charles W. Phipps (NAME)	Same (NAME)	Map 25-12
717 Cerro Vista Drive (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Parcel 37
Goodlettsville, TN 37075 (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, Glenn R. Funk, Administrator for the Estate of Helen F. Scott,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Charles W. Phipps,

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. 28 on the Plan of Clark Place, Sec. IV, of record in Book 2331, page 74, Register's Office for said County.

Said Lot No. 28 fronts 85 feet on the westerly side of Cerro Vista Drive and runs back 291.5 feet on the northerly line and 306.6 feet on the southerly line, to a dead line in the rear on which it measures 117.8 feet.

Being the same property conveyed to W. Paul Scott and wife, Helen F. Scott, by deed from Wallace Carpenter and wife, Vera Katherine Carpenter, of record in Book 2649, page 63, said Register's Office; the said W. Paul Scott and Helen F. Scott having both since died, with W. Paul Scott predeceasing Helen F. Scott; W. Paul Scott died 9-23-84 (see affidavit & Death Certificate of record in Book 6405, page 119, said Register's Office.) Helen F. Scott died 2-28-88 and her estate is probated under Probate Court No. 92662 in the Probate Court Clerk's Office for Davidson County, Tennessee.

7 4 7 3 5

IDENTIF. REFERENCE

Nov 26 12 33 PM '90

FELIX Z. ...LSON REGISTER
DAVIDSON COUNTY TN.

9898 11/26 0101 03CHECK 196.75

This is unimproved ( ) improved (X) property, known as 717 Cerro Vista, Goodlettsville, Tennessee 37075
(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 on this 20th day of November, 19 90

Glenn R. Funk administrator of estate of Helen F. Scott

BOOK 8242 PAGE 980

STATE OF TENNESSEE
Davidson County

Personally appeared before me, Leathelia K. Fernandez, a Notary Public in and for said County and State, the within named Glenn R. Funk, Executor of the Estate of Helen F. Scott

the bargainor___, 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 and official seal at Nashville, Tennessee, this 20th day of November, 1990.

Leathelia K. Fernandez Notary Public

Commission Expires 5-20-92.

STATE OF TENNESSEE
Davidson County

Before me, _____ a Notary Public in and for the State and County aforesaid, personally appeared _____

with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the _____ of the _____ a corporation, and that he as such _____, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as _____.

Witness my hand and official seal at _____, _____, this _____ day of _____, 19___.

_____ Notary Public

Commission Expires_____

WARRANTY DEED

FROM

Glenn R. Funk, Administrator for the Estate of Helen F. Scott

TO

Charles W. Phipps

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 8242 PAGE 981

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 57500.00
CON TX 139.75
PRFEE 1.00
WDEED 6.00
TOTAL 196.75
CHECK 196.75

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

11/26/90 01 12:31 0001 9898

74735

IDENTIF. REFERENCE

Nov 26 12 33 PM '90

FELIX Z. WILSON REGISTER
DAVIDSON COUNTY TN.

No. 375879