ADDRESS NEW OWNERS	SEND TAX BILLS TO	MAP-PAR NO.
Tonya L. Marshall and husband Troy Marshall 67 Glenrose Avenue Nashville, TN 37210	Bailey Mortgage Co. 200 South Lamar Jackson, MS 39201	MAP 119-2 PARCEL 188 6DA-15686

Boy/20

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WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **TEN AND NO/100 ($10.00) DOLLARS**, cash in hand paid by the hereinafter named Grantee(s) and other good and valuable considerations, the receipt of which is hereby acknowledged, including the assumption of a certai Deed of Trust of record in Book 7735, Page 493, Register's Office for Davidson County, Tennessee, to secure to Bailey Mortgage Co., the original principal amount of $51,225.00, payable as therein specified: We, **Phillis H. Hooks, unmarried and Lewis H. Hipsher, an unmarried widower** have bargained and sold, and by these present do transfer and convey unto the said **Tonya L. Marshall and husband Troy Marshall** the Grantees herein their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

BEING Lot No. 164 on the Plan of Sterling Heights, Section Five of record in Plat Book 1835, Page 37, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete legal description.

BEING the same property conveyed to Paul T. Hooks and wife, Phillis H. Hooks; Lewis H. Hipsher and wife, Martha P. Hipsher by deed from William T. Lowell and wife, Jamie J. Lowell of record in Book 7735, Page 490, Register's Office for Davidson County, Tennessee.

The said Paul T. Hooks and Phillis H. Hooks having sinced divorced in the Probate Court for Davidson County, Tennessee under Docket # 91D-929 and Paul T. Hooks having Quitclaimed all his interest in said property to Phillis H. Hooks by Deed being filed for record simultaneously herewith. The said Martha P. Hipsher having sinced died.

This conveyance is subject to all restrictions, easements and plats of record in the Register's Office for said County.

This is unimproved property known as: **67 Glenrose Ave., Nashville, TN 37210.**

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 the lawful claims of all persons, whomsoever.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all gender.

Witness our hands this 1st day of August, 1991.

Phillis H. Hooks

Phillis Hipsher Hooks

PHILLIS H. HOOKS, unmarried

Lewis H. Hipsher

LEWIS H. HIPSHER, an unmarried widower

3 6 5 4 6

IDENTIFICATION REFERENCE

AUG 5 8 23 AM '91

FELIX Z. WILSON JR. REGISTER
DAVIDSON COUNTY, TN

0597 08/05/91

CHECK

198.66

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 PHILLIS H. HOOKS, unmarried the Bargainor with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and seal at office in Nashville, Tennessee this 14 day of August, 1991.

NOTARY PUBLIC

MY COMMISSION EXPIRES: 5-20-92

****

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 LEWIS H. HIPSHER, an unmarried widower, the bargainor(s) 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 1 day of August, 1991.

NOTARY PUBLIC

MY COMMISSION EXPIRES: 5-20-92

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer or value of property (whichever is greater) is $51,829.94. This is equal to or greater than the property would bring at a fair and voluntary sale.

Troy Marshall
AFFIANT

Sworn to and subscribed before me, this 2 day of August, 1991.

NOTARY PUBLIC

MY COMMISSION EXPIRES: 5-20-92

THIS INSTRUMENT PREPARED BY:
RICK M. JOHNSON
3221 Nolensville Rd., Ste. #1
Nashville, TN 37211
(615) 833-5858



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	51829.94
CON TX	191.66
PRFEE	1.00
WDEED	6.00
TOTAL	198.66
CHECK	198.66

08/05/91 01 08:24 0001 0597

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

3 6 5 4 6

IDENTIFICATION REFERENCE

AUG 5 8 23 AM '91

FELIX Z WILSON II REGISTER
DAVIDSON COUNTY TN

No. 447186