WARRANTY DEED FOR TENNESSEE

BOOK 8604 PAGE 922

THIS INDENTURE, made and entered into this 15th day of April ,19 92 , by and between, Lewis H. Hipsher, a widower , party(ies) of the first part, and John W. Phillips and Victoria A. Phillips, their heirs and assigns, party(ies) of the second part, husband and wife

WITNESSETH: That for and in consideration of the sum of TEN DOLLARS ($10.00), the receipt of which is hereby acknowledged, the said party of the first part has bargined and sold and does hereby bargain, sell, convey and confirm unto the party(ies) of the second part, the following described real estate situated, lying and being in the County of Davidson ,State of Tennessee, to wit:

Being Lot No. 127 in the subdivision of Overhill City Land Company and W. H. Fox, a plan of which is of record in Book 332 at page 21, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Grantees herein do hereby agree to assume and pay the outstanding indebtedness executed by Lewis H. Hipsher and wife, Martha P. Hipsher for the benefit of Bailey Mortgage Company evidenced by a Deed of Trust of record in Book 7717 at page 8, as re-recorded in Book 7862 at page 579, in said Register's Office.

Treva Hipsher, spouse of Lewis H. Hipsher, joins in this conveyance for the purposes of conveying any and all right, title and interest she may have as a result of marriage.

0296.8

IDENTIFICATION REFERENCE

APR 20 12 03 PM '92

WILLIAM TELLER REGISTER
DAVIDSON COUNTY, TN

PROPERTY ADDRESS: 217 Rose Street, Nashville, TN 37210

BEING the same property acquired by the party of the first part by deed recorded in Book 6179 at page 325 Registers Office for said County, Tennessee. Also by quitclaim of record in Book 7717 at page 6 said Register's Office. The said Martha P. Hipsher having since deceased.

TO HAVE AND TO HOLD the aforesaid real estate, together will all appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party(ies) of the second part, their heirs and assigns in fee simple forever.

SAID CONVEYANCE is made subject to all covenants, easements, restrictions, reservations, conditions and rights appearing of record against the above described property; also SUBJECT to any state of facts which an accurate survey of said property would show. Also subject to taxes for the year 1992, and subsequent years.

AND THE SAID part of the first part does hereby covenant with the said party(ies) of the second part that he/she is lawfully seized in fee of the aforedescribed real estate; that he/she has a good right to sell and convey the same; that the title and quite possession thereto he/she will warrant and defend against lawful claims of all persons, claiming same by, through or under him/her no further or otherwise.

IN WITNESS WHEREOF the undersigned has set his/her/their hand and seal on this date first written above.

x Lewis H Hipsher
Lewis H. Hipsher

Treva Hipsher
Treva Hipsher

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STATE OF TENNESSEE)
COUNTY OF Davidson) ss

Before me, the undersigned, a Notary Public in and for said State and County, aforesaid, personally appeared Lewis H. Hipsher, a widower and Treva Hipsher, who is personally well known to me and known to me to be the person(s) who executed the foregoing instrument of even date and acknowledged the foregoing instrument to be his/her/their free act and deed.

WITNESS my hand and seal this 15th day of April, 19 92.

Notary Public

My Commission Expires: February 2, 1993

Kenneth C. Kant

STATE OF TENNESSEE)
COUNTY OF _____) ss

Before me, the undersigned, a Notary Public in and for said State and County, aforesaid, personally appeared _____, who is personally well known to me and known to me to be the person(s) who executed the foregoing instrument of even date and acknowledged that he/she is the _____ of _____, a Corporation/Partnership/Joint Venture and who executed the foregoing instrument as its free act and deed.

WITNESS my hand and seal this _____ day of _____, 19___.

Notary Public

My Commission Expires: _____

MAP AND PARCEL NUMBER: 119-01-0 319.00

STATE OF TENNESSEE, COUNTY OF Davidson.

The actual consideration or value, which ever is greater for this transfer is $ 44,699.49.

Sworn and Subscribed to before me this 15th day of April, 19 92.

Affiant

Notary Public

Kenneth C. Kant

My Commission Expires: February 2, 1993

Address of New Owner:	Send Tax Bills To:
John W. Phillips	AmSouth Mortgage
217 Rose Street (STREET ADDRESS)	P.O.Box 847 (STREET ADDRESS)
Nashville, TN 37210 (CITY/STATE/ZIP)	Birmingham, AL 35201-0847 (CITY/STATE/ZIP)

1943 04/20 0101 03CHECK 172.39

PREPARED BY AND PLEASE RETURN TO:

SUPERIOR TITLE & ESCROW SERVICES, INC.
919 WEST MAIN STREET, SUITE U-3
HENDERSONVILLE, TN 37075
(615) 822-9232

FILE #: 92-0940



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

RECEIVED OF _____

FOR _____

BOOK 8604 PAGE 924

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

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			CAMT	44699.49
			CON TX	165.39
			PRFEE	1.00
			WDEED	6.00
			TOTAL	172.39
			CHECK	172.39
04/20/92	01		12:02 0001	1943

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0296.8.

IDENTIFT REFERENCE

APR 20 12 03 PM 19 92

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 522784