5

BOOK 8640 PAGE 21

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 73,631.65

Charles L. Reach
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF May 19 92

Carolyn Duff
Notary Public

MY COMMISSION EXPIRES: 4/3/93
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
EAST END TITLE & ESCROW, INC. 405 TWO MILE PIKE, SUITE C, GOODLETTSVILLE, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
CHARLES L. REACH (NAME)	NATIONAL MORTGAGE COMPANY (NAME)	MAP 52-16
804 Evergreen Trail (ADDRESS)	4041 KNIGHT ARNOLD ROAD (ADDRESS)	PARCEL
Madison, Tn 37115 (CITY) (STATE) (ZIP)	MEMPHIS, TN 38118 (CITY) (STATE) (ZIP)	79

FOR AND 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, RONALD A. PHIPPS AND WIFE, KIMBERLY L. PHIPPS

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO CHARLES L. REACH AND WIFE, REBA S. REACH

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. 60 on the Plan of Marlin Meadows, Section Four, as of record in Book 2133, page 66, Register's Office fo said County.

Said Lot No. 60 fronts 115 feet on the north side of Evergreen Trail and runs back 142.5 feet on the east line and 215 feet on the west line, to a dead line, measuring 130.7 feet thereon.

Being the same property conveyed to RONALD A. PHIPPS AND WIFE, KIMBERLY L. PHIPPS by deed of record in Book 7778, page 81, Register's Office for Davidson County, Tennessee.

Grantees herein agree to assume the unpaid balance of a note secured by a Deed of Trust of record in Book 7778, page 84, Register's Office for Davidson County, Tennessee; which Grantees agree to pay and further agree to hold Grantors harmless from same.

1-5234
IDENTIF. TREFERENCE
JUN 2 9 05 AM '92
FELIX Z. WILSON LIREGISTER
DAVIDSON COUNTY TN.

6671 06/02 0101 03CHECK 279.32

This is unimproved ( ) improved (XX) property, known as 804 EVERGREEN TRAIL, MADISON, TN 37115
(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 our hand s this 29th day of May, 19 92

Kimberly L. Phipps
KIMBERLY L. PHIPPS

Ronald A. Phipps
RONALD A. PHIPPS

Charles L. Reach
CHARLES L. REACH

Reba S. Reach
REBA S. REACH

STATE OF TENNESSEE
COUNTY OF Davidson

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named RONALD A. PHIPPS AND WIFE, KIMBERLY L. PHIPPS CHARLES L. REACH AND REBA S. REACH

the bargainor S, 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 GOODLETTSVILLE, Tennessee, this 29th day of May 19 92

Commission expires 1/23/93

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____ 19_____ .

My commission expires _____

Notary Public

WARRANTY DEED
FROM
TO
RETURN TO:

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE



RECEIVED OF _____

FOR _____

BOOK 8640 PAGE 23

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 73631.65
CON TX 272.32
PRFEE 1.00
WDEED 6.00
TOTAL 279.32
CHECK 279.32

06/02/92 01 09:02 0001 6671

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

15234

IDENTIF. TREFERENCE

JUN 2 9 05 AM '92

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN.

No. 536476