BOOK 8642 PAGE 609

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 65,000.00

Carol A. Phifer
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
1st DAY OF June 19 92

Alan T. Saturn
Notary Public

MY COMMISSION EXPIRES: 1-22-95
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Saturn & Mazer Title Services, 212 Third Avenue, North, Nashville, Tennessee 37201
File 30035

ADDRESS NEW OWNER(S) AS FOLLOWS.	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Carol A. Phifer (NAME)	NationsBanc Mortgage Corporation (NAME)	Map 149-4
279 Bell Road (ADDRESS)	1512 Willow Lawn Drive (ADDRESS)	Parcel 54
Nashville, TN 37217 (CITY) (STATE) (ZIP)	Richmond, Virginia 23230 (CITY) (STATE) (ZIP)	2D 37476

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, Richard R. Neiger and wife, Beverly A. Neiger

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Carol A. Phifer, Unmarried Person

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. 305 on the Plan of Edge-O-Lake Subdivision as of record in Plat Book 3500, Page 126, Register's Office for Davidson County, Tennessee.

BEING the same property conveyed to Richard R. Neiger and wife Beverly A. Neiger by deed from Edward E. Newby and wife June Newby of record in Book 5245, Page 143, Register's Office for Davidson County.

F 6016

IDENTIF. TREFERENCE

JUN 3 1 55 PM '92

FELIX A. ... REGISTER
DAVIDSON COUNTY TN.

( ) unimproved
(X) improved property, known as 279 Bell Road, Nashville, TN 37217
(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 unincumbered, 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 1st day of June 19 92

Richard R. Neiger

Beverly A. Neiger

DCTNOTW

BOOK 8642 PAGE 610

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 Richard R. Neiger and wife, Beverly A. Neiger

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 Nashville, Tennessee, this 1st day of June 19 92.

Commission expires 1-22-95

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

Richard R. Neiger and wife, Beverly A. Neiger

TO

Carol A. Phifer

RETURN TO:

Saturn & Mazer Title Services
212 Third Avenue, North
Nashville, Tennessee 37201 File 30035

7498 06/03 0101 03CHECK 247.50

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 8642 PAGE 611

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 65000.00
CON TX 240.50
PRFEE 1.00
WDEED 6.00
TOTAL 247.50
CHECK 247.50

06/03/92 01 13:53 0001 7498

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

16016

IDENTIF. REFERENCE

JUN 3 1 55 PM '92

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY TN.

No. 537295