OWNER:
Ronnie Phillips
Same

SEND TAX BILLS TO:
Ronnie Phillips
201 Parker Rd.
Donelson Tenn. 37214

THIS INSTRUMENT PREPARED BY:

Rochelle, McCulloch & Aulds
Attorneys at Law
148 Public Square
Lebanon, TN 37087

BOOK 8690 PAGE 718

Map 8414 Group -- Parcel 20

MAIL ENV.

FELIX Z. [illegible]
DAVIDSON COUNTY, TN.

JUL 31 4 16 PM '97

IDENTIF. REFERENCE

331149

D E E D

FOR AND IN CONSIDERATION of the sum of Seventy-One Thousand Dollars ($71,000.00) paid as follows, that is, the sum of $32,000.00 cash in hand paid, the receipt of which is hereby acknowledged, and the balance of $39,000.00 to be paid according to the terms of a certain promissory note, secured by a Deed of Trust recorded simultaneously with this instrument, we, BETTY S. MODRALL (formerly known as Betty S. Rippetoe) and husband, WILLIAM B. MODRALL have this day bargained and sold and by these presents do hereby transfer and convey unto RONNIE PHILLIPS and wife, CATHERINE PHILLIPS, as tenants by the entirety, their heirs and assigns, forever, the following tract or parcel of land, situated and lying in Davidson County, Tennessee, bound and described as follows, to-wit:

Being Lot No. 119 on the plan of Walnut Grove, as of record in Book 2133, Page 87, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of said property.

97 JUL 31 0101 03C-EEK 271.70

Being the same property conveyed to ROBERT M. RIPPETOE and wife, BETTY S. RIPPETOE, by virtue of a deed from DAVID FRANKLIN CURTIS and wife, ODELL CHAMBERS CURTIS, dated 6/29/72, and recorded in Book 4617, page 714, in the Register's Office for Davidson County, Tennessee. Robert M. Rippetoe is deceased, vesting title in Betty S. Rippetoe as surviving tenant by the entirety. Betty S. Rippetoe is now married to William B. Modrall and he joins in this instrument to convey any interest he might have in said property.

This description is the same as in the prior deed.

THIS IS IMPROVED PROPERTY

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto belonging, unto the said RONNIE PHILLIPS and wife, CATHERINE PHILLIPS, their heirs and assigns, in fee simple, forever.

WE COVENANT with said Grantees that we are lawfully seized and possessed of said property; that we have a good and lawful right to make this

conveyance; that the same is free, clear and unencumbered, except as note herein; and that we will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever. BOOK 8690 PAGE 719

This conveyance is made subject to any and all visible easements or rights-of-way. Subject to any matters shown on the plat of record in Book 2133, Page 87, including but not limited to a 40-foot minimum building setback line from Barker Drive; a 10-foot public utility easement along the rear of lot; a 5-foot public utility easement along the northwest side of lot; and utility anchor easement on the southwest corner of lot.

POSSESSION to be given with delivery of deed.

Property taxes for the year 1992 shall be prorated as of the date of this deed.

WITNESS OUR SIGNATURES hereto this 30th day of July, 1992.

Betty S. Modrall
BETTY S. MODRALL, formerly known as Betty S. Rippetoe

William B. Modrall
WILLIAM B. MODRALL

STATE OF TENNESSEE)
)
COUNTY OF WILSON)

Personally appeared before me, the undersigned, a notary public of the state and county aforesaid, BETTY S. MODRALL (formerly known as Betty S. Rippetoe) and husband, WILLIAM B. MODRALL, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 30th day of July, 1992.

Nancy H. Fite
Notary Public

NANCY H. FITE NOTARY PUBLIC WILSON COUNTY, TENN.

My commission expires: 5-30-93

The actual consideration or value, whichever is greater, for this transfer is $ 7,000.00.

Bob P. Jarman
Affiant

Sworn to and subscribed to before me, this the 31ST day of July, 1992.

S Chandler Dep Reg
~~Notary Public~~

~~My commission expires:~~ _____

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 8690 PAGE 720

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 71000.00
CON TX 262.70
PRFEE 1.00
WDEED 8.00
TOTAL 271.70

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 271.70

33149 IDENTIF. REFERENCE JUL 31 4 16 PM '92 FELIX Z. WILSON DAVIDSON COUNTY 07/31/92 01 16:13 0001 1759

No. 556407