36260

IDENTIF. # REFERENCE 54

WARRANTY DEED

93 JUN 30 PM 4:12

THIS INSTRUMENT WAS PREPARED BY
JOHN Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

John M. Jordan, Attorney
2323 Crestmoor Rd.,
Nashville, TN 37215

BOOK 8999 PAGE 448

THIS INDENTURE, made and entered into as of the **28th** day of **June, 1993** by and between

Brent J. Medders and Laura E. Medders, Husband and Wife ,

hereinafter referred to as Grantor, and

Francis H. Phillips, unmarried ,

hereinafter referred to as Grantee.

WITNESSETH: That for and in consideration of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said Grantor has bargained and sold and does hereby bargain, sell, convey and confirm unto the said Grantee the following described real estate, situated and being in the County of Davidson, State of Tennessee:

Land in Davidson County, Tennessee, being Unit No. 124 on the plan of Hampton Place Townhomes, a horizontal property regime, of record in Book 5200, page 421, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Brent J. Medders and wife, Laura E. Medders by deed from Security Pacific Financial Services, Inc. of record in Book 8464, page 91 and rerecorded in Book 8473, page 827, Register's Office, Davidson County, Tennessee.

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said Grantee, his/her heirs, successors and assigns in fee simple forever.

The said Grantor does hereby covenant with the Grantee that the Grantor is lawfully seized in fee of the aforedescribed real estate; that the Grantor has a good right to sell and convey the same; that the same is unencumbered except,

This conveyance is subject to Plan of record in Book 5200, page 421, Register's Office, Davidson County, Tennessee.

and that the title and quiet possession thereto Grantor will warrant and forever defend against the lawful claims of all persons.

Whenever 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 the signature of the Grantor (or caused its corporate name to be signed hereto by and through its proper officers duly authorized so to do) the day and year first above written.

_____ **Brent J. Medders**

_____ **Laura E. Medders**

INDIVIDUAL

STATE OF Tennessee)
COUNTY OF Davidson)

BOOK 8999 PAGE 449

Personally appeared before me, the undersigned Notary Public of the aforesaid County and State, **Brent J. Medders and Laura E. Medders, Husband and Wife**, the within named bargainors, 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, at office, this **28th** day of **June, 1993**.

Notary Public

Commission Expiration: 11-27-93

STATE OF Tennessee
COUNTY OF Davidson

VALUATION AFFIDAVIT

I, or we, hereby swear or affirm that, to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater is **$130,000.00**, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

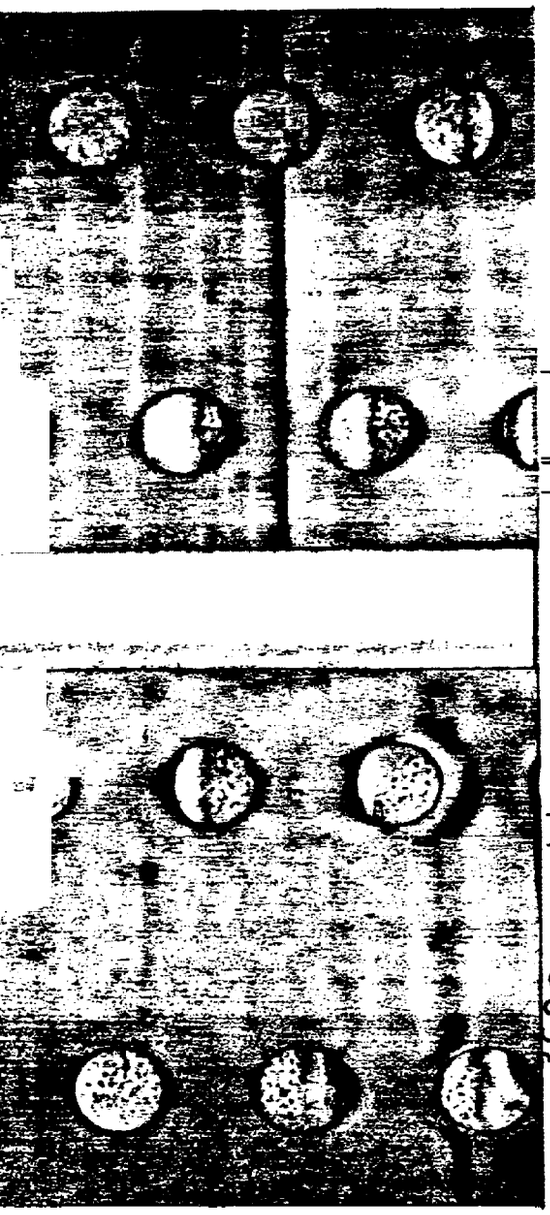
4037 06/30 0101 03CHECK 490.00

Subscribed and sworn to before me this **28th** day of **June, 1993.**

Notary Public

Commission Expiration: 11-27-93

RETURN TO:	SEND TAX BILLS TO:	PROPERTY ADDRESS:
Anderson & Jordan Escrow Company, Inc. 2323 Crestmoor Rd. Nashville, TN 37215	Fleet Mortgage Corp. 783 Old Hickory Blvd., Ste 350 Brentwood, TN 37027	124 Hampton Place Nashville, TN 37215 MAP PARCEL NUMBER 117-7-C-124co



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
				130000.00
				CON TX 481.00
				PRFEE 1.00
				WDEED 8.00
				TOTAL 490.00
				CHECK 490.00
06/30/93	01			16:12 0001 4037

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

36260
IDENTIF. ↑ REFERENCE

93 JUN 30 PM 4:12
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 669218