BOOK 9104 PAGE 268

File in Box No. 14

9457-3

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 34,300.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th DAY OF September 19 93

Notary Public

MY COMMISSION EXPIRES: 9/16/95
(AFFIX SEAL)

PETER WEISS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY

CHERNAU, MILAM & WEISS, P.C., 5115 Maryland Way, 2nd Floor, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
MARION J. PHILLIPS, SR. (NAME)	LEADER FEDERAL BANK FOR SAVINGS (NAME)	MAP 069-04
3415 West Hamilton Avenue (ADDRESS)	P. O. Box 2926 (ADDRESS)	PARCEL 181
Nashville, TN 37218 (CITY) (STATE) (ZIP)	Memphis, TN 38101-2926 (CITY) (STATE) (ZIP)	FB # 13DA-43975

FOR AND IN 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, BRADLEY EUGENE JACOBS, A MARRIED PERSON

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO MARION J. PHILLIPS, SR. AND WIFE, ANTHA K. PHILLIPS

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. 1 on the Plan of E.B. Smith, Jr., Subdivision, of record in Book 6200, Page 534, Register's Office for said County, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

BEING part of the same property conveyed to Bradley Eugene Jacobs, by Trustee's Deed from David G. Rogers, Trustee in Bankruptcy for Emerson Braxton Smith, Jr., of record in Book 9028, Page 535, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes for the current year which have been prorated and paid by the Grantor(s) herein.

Sharon L. Jacobs, spouse of the above named Bradley Eugene Jacobs, joins in this conveyance for the purpose of releasing any and all rights she may have in and to the above described property, especially her marital rights.

THIS instrument is being executed in behalf of Sharon L. Jacobs pursuant to a Power of Attorney executed by same on the 29th day of April, 1992, of record in Book 8621, Page 961, Register's Office for Davdison County, Tennessee.

IN addition to the property hereabove described the Grantor hereby Quitclaims and conveys all right, title and interest in Lot No. 2 on the Plan of E. B. Smith, Jr., Subdivision, of record in Book 6200, Page 534, Register's Office for said County, to which said plan reference is hereby made for a more complete and accurate legal description thereof. Legal Continued'

unimproved ( )
This is improved (X) property, known as 3415 West Hamilton Avenue, Nashville, TN 37218
(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 27th day of September 19 93

Bradley Eugene Jacobs
BRADLEY EUGENE JACOBS

SHARON L. JACOBS
BY: Sharon L Jacobs by Bradley Jacobs
Bradley Eugene Jacobs, Attorney-in-Fact

BOOK 9104 PAGE 269

STATE OF TENNESSEE
COUNTY OF

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that _____executed the within instrument for the purposes therein contained. Witness my hand and official seal at _____, Tennessee, this _____day of _____19_____.

Commission expires _____

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF

7856 10/05 0101 03CHECK 135.91

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, a 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

93 OCT -5 AM 8:52
FELIX A. ... REGISTER
DAVIDSON COUNTY, TN.

IDENTIF. & REFERENCE

70426

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Bradley Eugene Jacobs, a Married Person, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office at Brentwood, Tennessee, this 27th day of September, 1993.

_____
Notary Public

My Commission Expires: 9/16/95

PETER WEISS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

On this 27th day of September, 1993, before me personally appeared Bradley Eugene Jacobs, to me known to be the person who executed the foregoing instrument (or proved to me on the basis of satisfactory evidence) in behalf of Sharon L. Jacobs, and acknowledged that he executed the same as the free act and deed of the said Sharon L. Jacobs.

_____
Notary Public

My Commission Expires: 9/16/95

PETER WEISS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Legal Continued'
BEING part of the same property conveyed to Bradley Eugene Jacobs, by Trustee's Deed from David G. Rogers, Trustee in Bankruptcy for ... Braxton Smith, Jr., of record in Book 9028, Page 535, Register's Office for Davidson County, Tennessee.

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 9104 PAGE 270

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	34300.00
CON TX	126.91
PRFEE	1.00
WDEED	8.00
TOTAL	135.91
CHECK	135.91

10/05/93 01 08:54:0001 7858

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

70426
IDENTIF. ↑ REFERENCE

93 OCT -5 AM 8:52

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 705759