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3x22

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 124,000.00

Louisa L. Avery
(Affiant)

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
11th DAY OF August 19 94

J. PHILLIP JONES
Notary Public

MY COMMISSION EXPIRES: November 25, 1995
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
TATUM & JONES, ATTORNEYS, 2001 CHARLOTTE AVENUE, SUITE 200, NASHVILLE, TN 37203

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
LOUISA L. AVERY (NAME)	NORWEST MORTGAGE, INC. (NAME)	141-11-A-43CO
7544 ROLLING RIVER PARKWAY (ADDRESS)	P. O. BOX 5137 (ADDRESS)	09D-68176
NASHVILLE, TN 37221 (CITY) (STATE) (ZIP)	DES MOINES, IA 50306-5137 (CITY) (STATE) (ZIP)	

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, CLIFTON PHILLIPPIE AND WIFE, BONITA PHILLIPPIE

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO LOUISA L. AVERY* AND WALLACE S. LIPPINCOTT, SR., A MARRIED PERSON

* AN 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. 184, on the Plan of Rolling River Estates, Phase IV, of record in Book 5200, page s 184 and 185, said Register's Office, to which reference is hereby made for a more complete and accurate legal description.

BEING the same property conveyed to Clifton Phillippie and wife, Bonita Phillippie, by deed from D. W. McMackin, Substitute Trustee, of record in Book 9133, page 769, Register's Office for Davidson County, Tennessee.

There is conveyed with the above described property an undivided interest in and to the general and/or restricted common areas and facilities of Rolling River Estates, Phase IV, as said areas are set forth and defined in Restrictions of record in Book 4788, page 950; Book 4871, page 640; Book 4892, page 689; and Book 5463, page 238; By-Laws of record in Book 4892, page 679; and Charter of record in Book 4892, page 671, and amended in Book 8276, page 552; Register's Office for Davidson County, Tennessee, and to which reference is hereby made for more particulars.

This instrument is executed on behalf of Clifton Phillippie, by Bonita Phillippie, as his Attorney-in-Fact, pursuant to a Power of Attorney which is being placed of record with this instrument.

SOURCE OF DESCRIPTION: **Survey dated July 19, 1994, made by:**
Stanley Glenn McRae, License No. 1673
CAMPBELL, MCRAE AND ASSOC. SURVEYING, INC.
2424 21st Avenue South, Suite 201
Nashville, TN 37212

unimproved ( )
This is improved (X) property, known as 7544 ROLLING RIVER PARKWAY, NASHVILLE, TN 37221
(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 11th day of August 19 94

CLIFTON PHILLIPPIE
By: Clifton Phillippie, atty-in-fact
BONITA PHILLIPPIE, ATTORNEY-IN-FACT

Bonita Phillippie
BONITA PHILLIPPIE

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 BONITA PHILLIPPIE

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained. Witness my hand and official seal at NASHVILLE, _____, Tennessee, this 11th day of August, 19 94

Commission expires November 25, 1995

_____
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

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 BONITA PHILLIPPIE, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument on behalf of CLIFTON PHILLIPPIE, as his Attorney-in-Fact, as the free act and deed of the within named CLIFTON PHILLIPPIE.

WITNESS my hand and official seal at Nashville, Tennessee, this 11th day of August, 1994.

My Commission Expires: 11/25/95

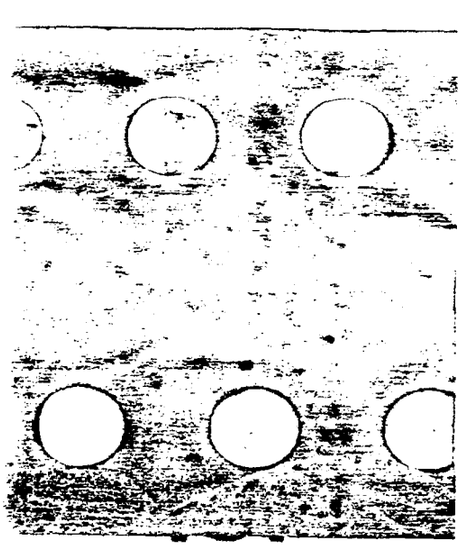
_____
NOTARY PUBLIC J. PHILLIP JONES

IDENTIF. ↑ REFERENCE

94 AUG 17 AM 11:05
FELIX A. [illegible] REGISTER
DAVIDSON COUNTY, TN.

3746 08/17 0101 03CHECK 467.80





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
				124000.00
				CON TX 458.80
				PRFEE 1.00
				WDEED 8.00
				TOTAL 467.80
				CHECK 467.80
08/17/94		01		11:06 0001 8766

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

81977
IDENTIF. # REFERENCE

94 AUG 17 AM 11:05
FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN.

No. 825221