Mail

THIS INSTRUMENT PREPARED BY:

MITCHELL A. WATTS, ATTORNEY
2400 Crestmoor Road Suite 102
Nashville, Tennessee 37215

85918
IDENTIF. # REFERENCE

94 AUG 30 AM 8:22
REGISTER
DAVIDSON COUNTY, TN.

NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $***75,000.00.

William M. Phillips
Affiant by Deborah K. Stokes atty in fact

Subscribed and sworn to before me this 29th day of August, 1994.

Mitchell A Watts
Notary Public

My Commission Expires: 11-22-97

ADDRESS OF NEW OWNER	SEND TAX BILLS TO	MAP & PARCEL NOS.
WILLIAM M. PHILLLIPS 200 S. 11th Street Nashville, Tennessee 37206	HODGES & FOOSHEE 1749 Mallory Lane Suite 240 Brentwood, TN 37027	MAP 83-9 PARCEL 229

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of SEVENTY FIVE THOUSAND AND 00/100 ($***75,000.00) DOLLARS, cash in hand paid by the hereinafter named Grantee, the receipt of which is hereby acknowledged, I, WENDY A. HODGIN, married, hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto WILLIAM M. PHILLLIPS, unmarried, hereinafter called the Grantee, his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

BEING Lot No. 208 on the Plan of East Edgefield as the same appears of record in Plat Book 21, page 147, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

BEING the same property conveyed to Wendy A. Hodgin by deed from Raymond Dennis Duke, Sr. and wife, Sonja D. Duke, of record in Book 8499, page 64, Register's Office for Davidson County, Tennessee.

DAVID S. HODGIN, spouse of Wendy A. Hodgin, joins in this deed for the purpose of conveying any interest he may have in subject property, particularly any marital interest.

This is improved property known as 200 S. 11th Street, Nashville, Tennessee 37206.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, his heirs and assigns, forever.

GRANTOR COVENANTS with the said GRANTEE that she is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated by the parties and assumed by Grantee.

2. Matters shown on the Plan of East Edgfield of record in Book 21, page 147, Register's Office for Davidson County, Tennessee.

GRANTOR FURTHER COVENANTS and binds himself, her heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, his heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF I have hereunto set my hand on this the 25th day of August, 1994.

Wendy A. Hodgin
WENDY A. HODGIN

David S. Hodgin
DAVID S. HODGIN

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 WENDY A. HODGIN, 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 this 25th day of August, 1994.

Mitchell A. Watts
Notary Public

My Commission Expires:

11-22-97

MITCHELL A. WATTS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

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 DAVID S. HODGIN, the bargainor, 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 this 25th day of August, 1994.

Mitchell A. Watts
Notary Public

My Commission Expires:

11-22-97

MITCHELL A. WATTS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

07/27/94 10:01 03CHECK 286.50



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

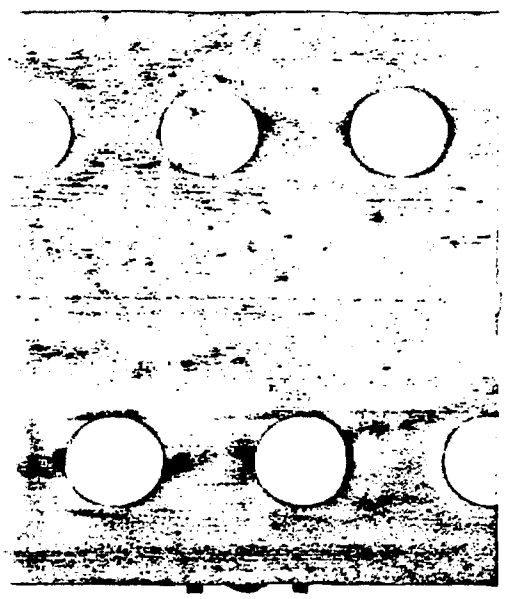
RECEIVED OF _____

FOR _____

BOOK 9449 PAGE 582

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



AMT	75000.00
CON TX	277.50
PRFEE	1.00
WDEED	8.00
TOTAL	286.50
CHECK	286.50

08/30/94 01 08:22 0001 3077

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

85918

IDENTIF. ↑ REFERENCE

94 AUG 30 AM 8:22

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

No. 829468