BOOK 9606PG545

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 62,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th DAY OF February 19 95

Notary Public

MY COMMISSION EXPIRES: 5.23.98
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
EDWARD SEDDON, ATTORNEY AT LAW
1187 Vultee Boulevard, Nashville, TN 37217 111 West College Street, Murfreesboro, TN 37130 245 Dover Road, Clarksville, TN 37040

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Leon Pardue, III	Columbia National, Incorporated	MAP 83-4
(NAME)	(NAME)	
2400 Carter Avenue	Converse Building, Suite 400	
(ADDRESS)	(ADDRESS)	
Nashville, Tennessee 37206	Columbia, SC 29210	PARCEL 223
(CITY) (STATE) (ZIP)	(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, Phoenix Enterprises, Inc.

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Leon Pardue, III and wife, Angel Michelle Pardue

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:

Being Lot No. 21 on the Plan of Rosebank Park, as of record in Plat Book 1835, Page 26, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to the within named grantors by deed of even date, which instrument is being recorded simultaneously herewith.

Being the same property conveyed to Phoenix Enterprises, Inc. by deed from D.W. McMackin, Substitute Trustee of record in Deed Book 9340, page 534, Register's Office for said County.

This conveyance is subject to Restrictive Covenants of record in Deed Book 1907, page 593, Register's Office for said County.

This conveyance is subject to any and all existing easements and restrictions of record.

unimproved ( )
This is improved (X) property, known as 2400 Carter Avenue, Nashville, Tennessee 37206
(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 my hand this 24th day of February 19 95

Phoenix Enterprises, Inc.
By:
Edward Stec, President

BOOK 9696 PG 546

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 DAVIDSON

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared Edward Stec and _____ with whom I am personally acquainted and who upon his oath(s) acknowledged himself to be the President and _____ respectively of the Phoenix Enterprises, Inc. the within named bargainor, and corporation, and that he as such President 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 Edward Stec as such President, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at Nashville, TN on this the 24th day of February 19 95.

My commission expires 5 23 98

Notary Public

95 MAR -1 AM 8:13

REGISTER
DAVIDSON COUNTY, TN.

IDENTIFICATION/REFERENCE

37917

5847 03/01 0101 03CHECK

240.25

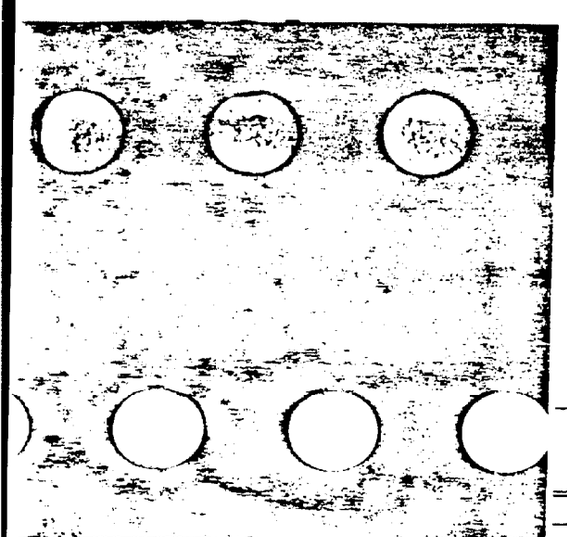
RETURN TO:
CUMBERLAND TITLE COMPANY

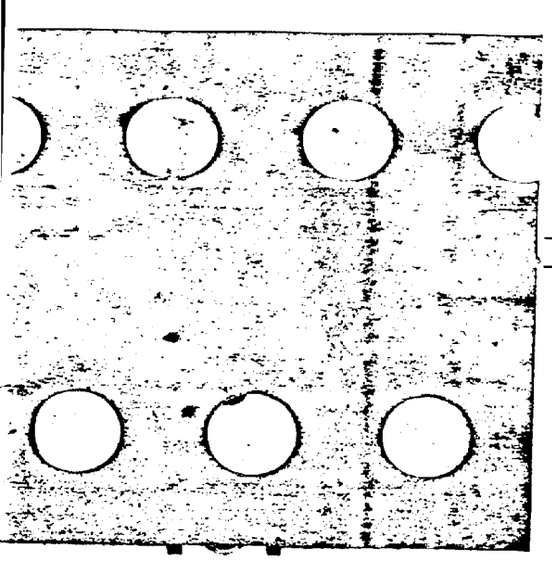
[X] 1187 Vultee Boulevard
Nashville, Tennessee 37217

[ ] 111 W. College Street
Murfreesboro, Tennessee 37130

EDWARD SEDDON
ATTORNEY - AT - LAW

[ ] 245 Dover Road
Clarksville, Tennessee 37040





OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

BOOK 9606 PG 547

RECEIVED OF _____

FOR _____

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 62500.00
CON TX 231.25
PRFEE 1.00
WDEED 8.00
TOTAL 240.25
CHECK 240.25

03/01/95 01 08:14 0001 5847

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

37917
IDENTIF. & REFERENCE

95 MAR -1 AM 8:13
REGISTER
DAVIDSON COUNTY, TN.

No. 885506