BOOK 9640 PG 566

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF SUMNER
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 92,500.00

Vickie L. Phillips
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
30th DAY OF March 19 95

Notary Public

MY COMMISSION EXPIRES: 1-17-97
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
BEATY TITLE COMPANY, 668 Nashville Pike /Second Floor, Gallatin, TN 37066

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
VICKIE L. PHILLIPS (NAME)	VICKIE L. PHILLIPS (NAME)	Map 86-07
1437 MARKET SQUARE (ADDRESS)	1437 MARKET SQUARE (ADDRESS)	Parcel 157
HERMITAGE, TN 37076 (CITY) (STATE) (ZIP)	HERMITAGE, TN 37076 (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, WILLIAM L. MARGRAF AND WIFE, SARA J. HOLT MARGRAF

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO VICKIE L. PHILLIPS, AN UNMARRIED WOMAN

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. 225 on the Plan of Jackson's Retreat, Phase 5-B, Revised, of record in Book 6250, Page 905, Register's Office for Davidson County, Tennessee.

SAID Lot No. 225 fronts 65.50 feet on the southerly margin of Market Square and extends back 209 feet on the northeasterly line and 220 feet on the southwesterly line to a dead line in the rear measuring 66.41 feet thereon.

BEING the same property conveyed to William L. Margraf and Sara J. Holt by deed from John Claud D. Law and wife, Amy B. Schnapf Law of record in Book 7541, page 594. said Register's Office. The said Sara J. Holt is now married and is now known as Sara J. Holt Margraf.

This conveyance is made subject to restrictive covenants of record in Book 6806, page 256, said Register's Office; easement and setback lines as set forth on the above plan of record; and taxes for the current year, which have been prorated and assumed by the Grantee(s) herein.

49727

REGISTER'S OFFICE
95 APR -7 PM 12:23

BEG 04/07 0101 03C-ECK 351.25

This is improved (X) unimproved ( ) property, known as 1437 Market Square Drive, Hermitage, TN 37076
(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 30th day of March 19 95

William L. Margraf
WILLIAM L. MARGRAF

Sara J. Holt Margraf
SARA J. HOLT MARGRAF

BOOK 9640 PG 567

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named WILLIAM L. MARGRAF AND WIFE, SARA J. HOLT MARGRAF

the bargainor s, 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 and official seal at Gallatin, Tennessee, this 30th day of March, 19 95.

Commission expires 1-17-99

Notary Public

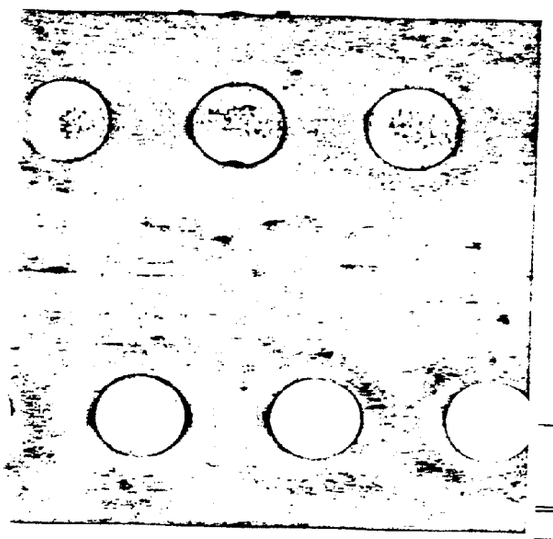
STATE OF TENNESSEE
COUNTY OF

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



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

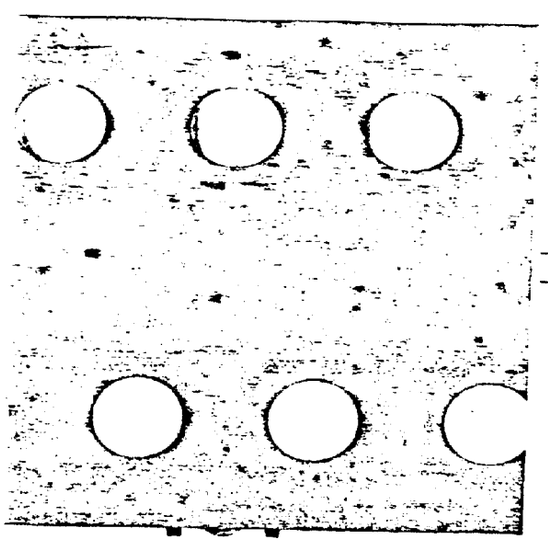
RECEIVED OF _____

FOR _____

BOOK 9640 PG 568

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



DAMT	92500.00
CON TX	342.25
PRFEE	1.00
MDEED	8.00
TOTAL	351.25
CHECK	351.25

09/07/95 01 12:38 0001 38951

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

49727
IDENTIFICATION REFERENCE

95 SEP -7 AM 12:29

REGISTER
DAVIDSON CO. TENN.

No. 898358