Bk 60

This Instrument Prepared By:
**Stokes & Bartholomew, P.A.**
**3310 West End Avenue, 4th Floor**
**Nashville TN 37203**
**Return to Box ~~60-B~~**

BOOK 9819 PG 415

**ADDRESS NEW OWNER:**
Gregory A. Phillips and Karen R. Phillips
7120 Charlotte Pk.
Nashville, Tennessee 37209

**SEND TAX BILL:**
*To Mortgagee*

**MORTGAGEE:**
Franklin National Bank
230 Public Square
Franklin, TN 37064

**MAP AND PARCEL:**
MAP 102-00
GROUP
PARCEL 70 & 41

## WARRANTY DEED

**FOR AND IN CONSIDERATION** of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, David N. Mayo and wife, Lark J. Mayo, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Gregory A. Phillips and wife, Karen R. 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:

See Exhibit A attached hereto and made a part hereof.

Being the same property conveyed to David N. Mayo and wife, Lark J. Mayo by deed from Frank G. Mayo and wife, Connie N. Mayo, as of record in Book **5465**, page **314**, and re-recorded in Book **5533**, page **512**, Register's Office for Davidson County, Tennessee.

This is improved property known as 7120 Charlotte Pk., Nashville, TN 37209.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and governmental regulations that may affect the premises and the following exceptions.

1. Subject to the 1995 taxes and subsequent years taxes thereafter.
2. Easement for right-of-way of Charlotte Pike or U.S. 70 lying within boundaries of premises.
3. Easement for T.V.A. right-of-way across northerly part of premises, Register's Office for Davidson County, Tennessee.

**TO HAVE AND TO HOLD** the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Gregory A. Phillips and wife, Karen R. Phillips, their heirs and assigns, forever; and we, David N. Mayo and wife, Lark J. Mayo, 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 shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this the 22nd day of September, 1995.

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David N. Mayo

Lark J. Mayo

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named David N. Mayo and wife, Lark J. Mayo, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within Warranty Deed for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this the 22nd day of September 1995.

NOTARY PUBLIC

My Commission Expires:

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $ 158,000.00.

AFFIANT

Subscribed and sworn to before me
this 22nd day of September, 1995.

NOTARY PUBLIC
My Commission Expires:

Mar. 2, 1998

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EXHIBIT "A"

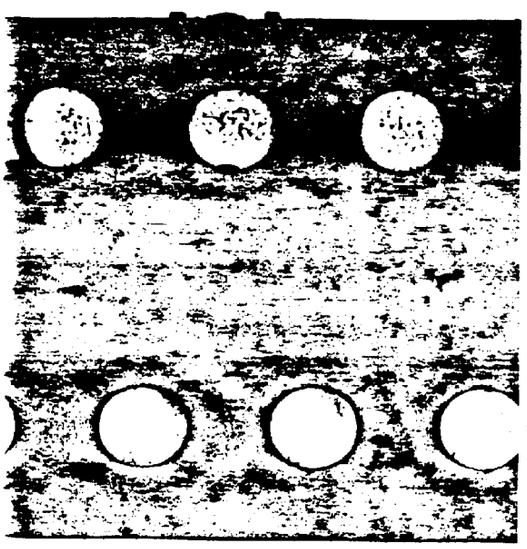
Beginning at a point in the center of Charlotte Pike, (U.S. 70), said point being the southerly most point of the David N. Mayo and wife, Lark J. Mayo property, of record in Book 5565, page 512, Register's Office, Davidson County, Tennessee; thence North 62 degrees 1 minute West 796.6' to a point; thence North 5 degrees 35.5 minutes East 120.0' in line with the westerly border of the said David N. Mayo, et ux property; thence South 54 degrees 31 minutes East 849.6' along the David Mayo, et ux property line to the point of beginning in the center of Charlotte Pike (U.S. 70), and containing 1.0 acres more or less.

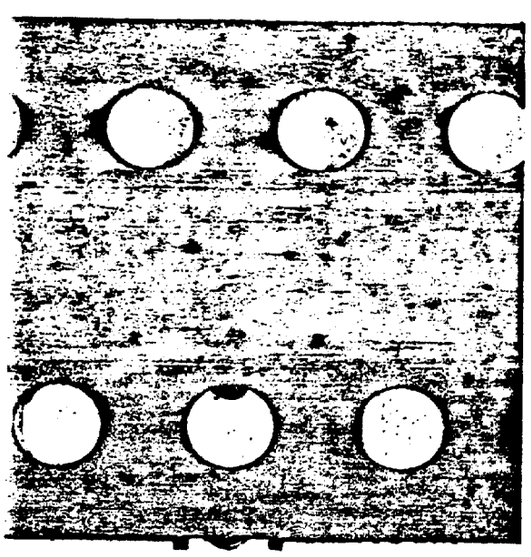
0109079
IDENTIF. & REFERENCE

95 OCT -5 PM 1:20

DAVIDSON COUNTY, TN.

3452 10/05 0101 03CHECK 597.60





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

RECEIVED OF _____

FOR _____

BOOK 9819 PG 418

| | | |
|---|---|---|
| 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 158000.00
CON TX 584.60
PRFEE 1.00
WDEED 12.00
TOTAL 597.60
CHECK 597.60

10/05/95 01 13:20 0001 3452

RECEIRT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0109079
IDENTIF. # REFERENCE

95 OCT -5 PM 1:

FELIX Z. WILSON II
DAVIDSON COUNTY

No. 962226