Prepared by VIVIAN E. WARNER, ATTORNEY AT LAW
108 West Fifth Street, Crossville, Tennessee 38555

WARRANTY DEED BOOK 9855 PG 621

For and in consideration of the sum of Ten Dollars, ($10.00), cash in hand paid and other good and valuable consideration not herein mentioned, receipt of all of which is hereby acknowledged, We, **GILBERT M. PHILLIPS and wife, CHARLOTTE JOYCE PHILLIPS**, have this day bargained and sold and by these presents do hereby bargain, sell, transfer and convey unto **RITA KAYE PHILLIPS, A Single Person**, her heirs and assigns, the following described property lying and being in Davidson County, Tennessee and more particularly described as follows:

Located in Nashville, County of Davidson, State of Tennessee to wit:

Land in Davidson County, Tennessee, being Lot No. 116 on the Map of Joywood Heights, Section 1, as of record in Book 1130, Page 91, Register's Office for said County, to which Plan reference is here made for a more complete description of said lot.

This conveyance is made subject to the followsing:

1. 1995 Metro Davidson County Taxes.
2. Restrictive covenants of record in Book 1373, Page 98, and Book 1518, Page 183, Register's Office, Davidson County, Tennessee.
3. The Plan of record in Book 1130, Page 91, said Register's Office, shows a 35-foot minimum building setback line from Norton Avenue, and a 10-foot easement for utility purposes along the real line of said lot.

Being the same property conveyed to Gilbert M. Phillips and wife, Charlotte Joyce Phillips by virtue of a deed dated March 23, 1988 from the Administrator of Veterans Affairs of record in Book 7503 Page 258, Register's Office, Davidson County, Tennessee.

TAX PARCEL NO. 71-8 160

TO HAVE AND TO HOLD the above described property to the grantee herein, her heirs and assigns, in fee simple, forever.

We covenant with the grantee herein that we are lawfully seized and possessed of said real estate, have a good and lawful right to convey the same; that it is free and unencumbered; except as above set out, and that we will forever warrant and defend the title thereto against the lawful claims of any and all persons whomsoever, and we bind our heirs by the above covenants.

THIS INSTRUMENT WAS PREPARED FROM INFORMATION FURNISHED BY THE PARTIES HEREIN FOR WHICH THE PREPARER ASSUMES NO RESPONSIBILITY.

PREPARER OF THIS DEED HAS NOT DONE A TITLE EXAMINATION AND HAS NO KNOWLEDGE OF THE STATUS OF TITLE.

WITNESS our hands on this 8th day of Nov., 1995.

Gilbert M. Phillips
GILBERT M. PHILLIPS

Charlotte Joyce Phillips
CHARLOTTE JOYCE PHILLIPS

BOOK 9855 PG 622

STATE OF TENNESSEE

COUNTY OF CUMBERLAND

Before me, the undersigned authority, a Notary Public, in and for said State and County, personally appeared the bargainors, **GILBERT M. PHILLIPS and wife, CHARLOTTE JOYCE PHILLIPS** with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged the execution of the foregoing instrument for the purposes therein contained and expressed.

WITNESS my hand and official seal of office on this the 8th day of Nov., 1995.

Jim M. Reed
NOTARY PUBLIC

My commission expires: 3-1-98.

SEND TAX NOTICES TO: Boatmen's Natl. Mtg.
4041 Knight Arnold Rd.
Memphis TN. 38118-0559
Owner:
RITA KAYE PHILLIPS
P.O. Box 160413
Nashville, TN 37216

JIM M. REED NOTARY PUBLIC DAVIDSON COUNTY, TENN.

0121532
IDENTIF. ↑ REFERENCE

95 NOV -9 PM 1:24
FELIX Z. WILSON III REGISTER
DAVIDSON COUNTY, TN.

PICK-UP

9822 11/09 0101 03CHECK 126.92

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR TRUE VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$ 71,850.00
Gilbert M. Phillips
AFFIANT
SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9 DAY OF NOV. 1995.
B. Mavis
Deputy Register

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 9855 PG 623

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	31586.50
CON TX	116.92
PRFEE	1.00
WDEED	8.00
COPIES	1.00
TOTAL	126.92
CHECK	126.92

11/09/95 01 13:29 0001 6822

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

012153R

IDENTIF. ↑ REFERENCE 012153R

95 NOV -9 PM 1:24

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 975411