BOOK 9948 PG 955

# WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 5,400.00

Donna N. Seaver
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE
13th DAY OF February 19 96

Notary Public I. DYKE TATUM

MY COMMISSION EXPIRES: November 27, 1996
(AFFIX SEAL)

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

**THIS INSTRUMENT WAS PREPARED BY**
TATUM & JONES, ATTORNEYS, 2001 CHARLOTTE AVENUE, SUITE 200, NASHVILLE, TN 37203

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| DORIS HODGES | SAME AS NEW OWNER | 91-16-357 |
| (NAME) | (NAME) | |
| 1210 WATTS TERRACE | | 11W84005 |
| (ADDRESS) | (ADDRESS) | |
| NASHVILLE, TN 37209 | | |
| (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, THOMAS PHILLIPS AND WIFE, GLADYS PHILLIPS

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO DORIS HODGES, UNMARRIED

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. 2, on the Plan of CHARLOTTE PARK COMPANY'S SECOND ADDITION, EXTENDED, of record in Book 547, page 14, said Register's Office, to which reference is hereby made for a more complete and accurate legal description.

BEING the same property conveyed to THOMAS PHILLIPS, by deed from TERRY MCCUTHEON, of record in Book 9477, page 472, Register's Office for Davidson County, Tennessee.

GLADYS PHILLIPS, spouse of THOMAS PHILLIPS , joins in to convey any interest she may have by reason of her marital status in subject property.

Said property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the premises.

SOURCE OF DESCRIPTION: DESCRIPTION OF PREVIOUS DEED OF RECORD

unimproved ( X )
This is improved ( ) property, known as 234 40TH AVENUE NORTH, NASHVILLE, TN 37209
(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 13th day of February 19 96

Thomas Phillips
THOMAS PHILLIPS

Gladys Phillips
GLADYS PHILLIPS

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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 THOMAS PHILLIPS AND WIFE, GLADYS PHILLIPS

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 NASHVILLE, Tennessee, this 13th day of February 19 96

Commission expires November 27, 1999

I. DYKE TATUM 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_____.

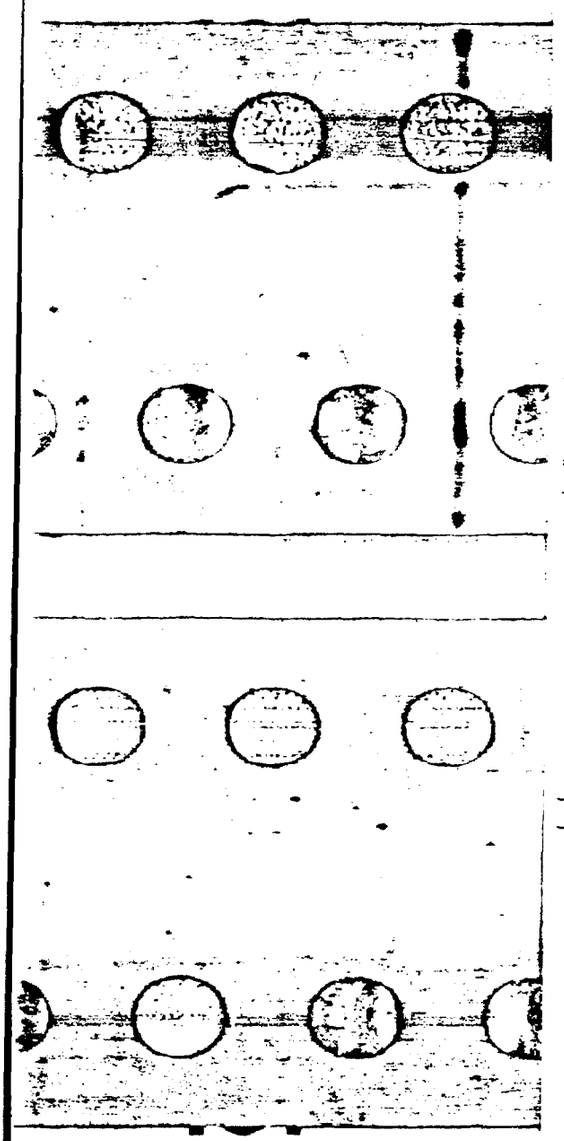
My commission expires _____

_____ Notary Public

0150709
IDENTIFICATION REFERENCE

96 FEB 15 AM 11:10
FILED
DAVIDSON COUNTY, TN.
REGISTER

3335 02/15 0101 03CHECK 28.98



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

RECEIVED OF _____

FOR _____

BOOK 9948 PG 957

| | | |
|---|---|---|
| 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 | 5400.00 |
| DEN TX | 19.98 |
| PRFEE | 1.00 |
| WDEED | 8.00 |
| TOTAL | 28.98 |
| CHECK | 28.98 |

02/15/96 01 11:11 0001 8335

**RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK**

0150709
IDENTIFICATION REFERENCE

95 FEB 15 AM 11:10
FELIX Z. WILSON, II
DAVIDSON COUNTY, TN.

**No.** 1006526