WARRANTY DEED

[(STATE OF TENNESSEE)]
[(COUNTY OF DAVIDSON)]
[THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER]
[IS GREATER, FOR THIS TRANSFER IS $52,000.00]
[ ]
[Katherine P. Mrzena]
[Affiant]
[SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE]
[13 DAY OF MARCH, 1996.]
[ ]
[NOTARY PUBLIC]
[NOTARY PUBLIC AT LARGE]
[MY COMMISSION EXPIRES:]
[ ]

BK/PG 9978/PG742

[THIS INSTRUMENT PREPARED BY: Richard R. Hedgepath, Attorney]
[4800 Charlotte Ave.]
[Nashville, TN 37209]

My Commission Expires NOV. 22, 1997

NEW OWNER(S)	SEND TAX BILLS TO:	MAP & PARC.
Thomas E. Mrzena, Sr. and wife,		Map/Parcel
Katherine P. Mrzena	Same	142-3A-325
		Field Book #
325 Deer Lake Dr.		9D-71574
Nashville, TN 37221		

FOR AND IN 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, **CAROL NOKES PHILLIPS**, BEING THE OWNER OF A ONE-HALF UNDIVIDED INTEREST AND AS ONE OF THE THREE DEVISEES UNDER THE WILL OF ALMA L. CROWDER, DECEASED AND **GERALDINE NOKES SPAIN** AND **SYBIL NOKES MOORE**, BEING THE REMAINING DEVISEES OF ALMA L. CROWDER, DECEASED, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **THOMAS E. MRZENA, SR.** AND WIFE, **KATHERINE P. MRZENA**, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

LAND in Davidson County, Tennessee, being Unit No. 325 on the resubdivision of Deer Lake of record in Book 5050, Pages 62 and 63, and as amended in Book 5298, Page 717, Register's Office for said County, to which plan reference is here made for a more complete description, and described in a Master Deed recorded in Book 5097, Pages 529 through 539 and in By-Laws of Deer Lake Retirement Community of record in Book 5141, Pages 82 through 118, amended in Book 5154, Page 834 and Book 5168, Page 668, of the Register's Office for Davidson County, Tennessee, to which reference is here made.

BEING the same property conveyed to Grantor, Carol N. Phillips, a one-half undivided interest and to Alma L. Crowder, a one-half undivided interest by deed from T. E. Greer and wife, Claire A. Greer of record in Book 7874, Page 64, Register's Office for Davidson County, Tennessee. The said Alma L. Crowder having since died and devised her one-half undivided interest to Carol Nokes Phillips, Geraldine Nokes Spain and Sybil Nokes Moore in Will Book 204, Page 383, Probate Court Clerk's Office for Davidson County, Tennessee. The said Carol N. Phillips and Carol Nokes Phillips are one and the same person.

3298 03/14 0101 03CHECK 201.40

The above description is the same as in the previous deed of record.

Improved Property - **325 Deer Lake, Nashville, TN 37221**
(House Number) (Street) (City) (State) (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 hands this 12th day of March, 1996. book 9978 page 743

Carol Nokes Phillips
CAROL NOKES PHILLIPS - SELLER

Geraldine Nokes Spain
GERALDINE NOKES SPAIN - SELLER

Sybil Nokes Moore
SYBIL NOKES MOORE - SELLER

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 **Carol Nokes Phillips, Geraldine Nokes Spain** and **Sybil Nokes Moore**, 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 instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 12th day of March, 1996.

Belinda C. Dixon
NOTARY PUBLIC

My commission expires: 11/22/97

0159989
IDENTIF. ← REFERENCE

96 MAR 14 AM 9:48
FELIX Z. ... REGISTER
DAVIDSON COUNTY, TN.

PICK-UP



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

RECEIVED OF _____

FOR _____

BOOK 9978 PG 744

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 52000.00
CON TX 192.40
PRFEE 1.00
WDEED 8.00
TOTAL 201.40
CHECK 201.40

03/14/96 01 09:49 0001 8298

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0159989
IDENTIF. ← REFERENCE

96 MAR 14 AM 9:48
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 1016371