9998-702

BOOK 15

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ [illegible]

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE
29th DAY OF March 19 96

Notary Public

MY COMMISSION EXPIRES: May 7, 1997
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Shelterwier & Westbrook, Attys, 2002 Richard Jones Rd., C-101, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP PARCEL NUMBERS
Karen A. Kerce	SAME	116-3 #42
(NAME)	(NAME)	
151 Woodmont Boulevard		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215		
(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, Mildred C. Phillips, Executrix of the Estate of Hattie E. Phillips

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Karen A. Kerce, 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 the southwesterly seventy-five feet of Lot Numbered "One Hundred and Forty-Nine" (149) in the Kenner Manor Land Company's Second Subdivision of the Kenner Tract, as of record in Plan Book 421, page 100, Register's Office for said County. Said part of said Lot No. 149 fronts 75 feet on the southwesterly side of Woodmont Avenue and extends back southwardly between parallel lines 501 feet, more or less, on the westerly line and 514 feet, more or less, on the easterly line to a reserved strip of ground.

Being the same property conveyed to Hattie E. Phillips by deed from S. H. Ausmus and wife, Ella Ausmus of record in Book 578, page 300, Register's Office for Davidson County, Tennessee. The said Hattie E. Phillips having since died.

This conveyance is subject to any and all existing restrictions and easements of record.

95 APR -1 PM 4:16

FELIX [illegible]
DAVIDSON COUNTY, TN

IDENTIFICATION REFERENCE
0166177

unimproved ( )
This is improved (X) property, known as 151 Woodmont Boulevard, Nashville, TN 37215
(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 my hand this 29th day of March 19 96

Mildred C. Phillips, Executrix of the Estate of Hattie E. Phillips

Mildred C. Phillips, Executrix of the Estate of Hattie E. Phillips

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Bk 9998 Pg 703

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Mildred C. Phillips, Executrix

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 27th day of March, 1996.

Commission expires May 7, 1997

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 _____

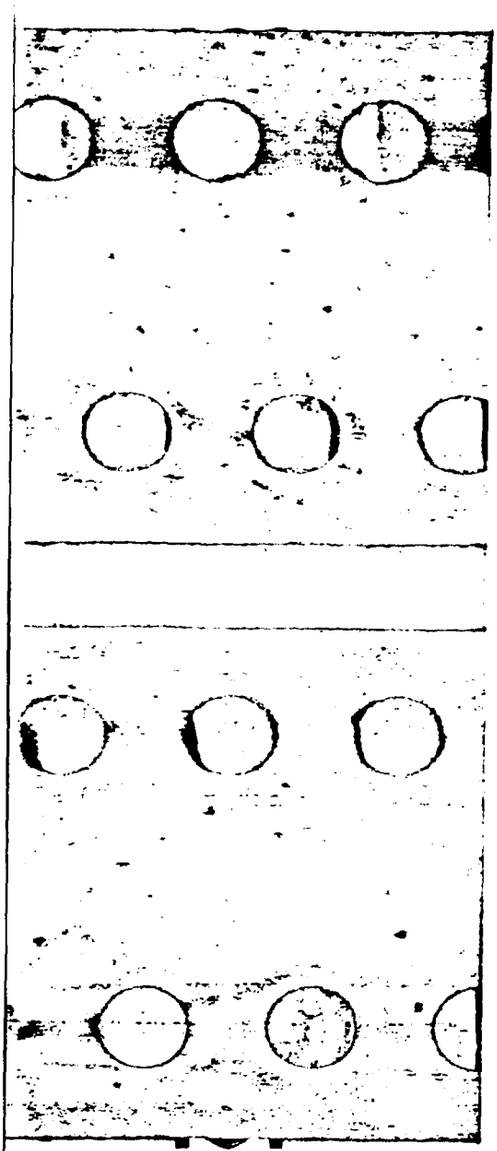
Notary Public

Warranty Deed from Mildred C. Phillips, Executrix, to Karen A. Kerce.

Return to:
Steltemeier & Westbrook, Attys
2002 Richard Jones Rd., C-101
Nashville, TN 37215

1931 04/01 3101 03CHECK

564.00



OFFICIAL RECEIPT

FELIX Z WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 9998 PG 704

CV	CONVEYANCE	CC	CERTIFIED COPY	MISC	MISCELLANEOUS
MT	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

CHRT
150000.00
CO TX 555.00
RCRDG 1.00
ARCHIVE 8.00
TOTAL 564.00
CHECK 564.00
96 APR 01 10:33 0001 4931

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0166177
IDENTIF. & REFERENCE

96 APR -1 PM 4:16
FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN.

No. 1022934