0178829

IDENTIF. & REFERENCE

THIS INSTRUMENT PREPARED BY:
DEAN ROBINSON, ATTORNEY
3125 North Mt. Juliet Road
P. O. Box 425
Mt. Juliet, TN 37122

96 MAY -6 AM 10:40

REGISTER
DAVIDSON COUNTY, TN.

ADDRESS NEW OWNER:
Timothy W. Potter, et ux
1021 Redmond Court
Nashville, TN 37211

MORTGAGEE:
First Bank & Trust
1691 N. Mt. Juliet Road
Mt. Juliet, TN 37122

SEND TAX BILLS:
Mortgagee

MAP-PARCEL:
Map 180
Parcel 33

BOOK 10040 PG 761

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, **Bennett Grady Phillips, II and wife, Jacqueline K. Phillips,** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Timothy W. Potter and wife, Julie T. Potter,** 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:

> Being Lot No. 2 on the plan of Ashburn-Phillips Subdivision as of record in Book 6200, page 937, to which plat reference is here made for a more complete description of said property.
>
> Being a part of the same property conveyed to Bennett Grady Phillips, II and wife, Jacqueline K. Phillips, by deed from Frank Hagewood, Jr., and John P. Hagewood, Partners as of record in Deed Book 4386, page 586, and a part of the same property conveyed to Bennett Grady Phillips, II and wife, Jacqueline K. Phillips, by deed from Clarence A. Ashburn and wife, Carol L. Ashburn, as of record in Deed Book 8369, page 549, Register's Office for Davidson County, Tennessee.

This is improved property known as 1021 Redmond Court, Nashville, Tennessee 37211.

This conveyance is made subject to all restrictions and easements of record, or which a visual inspection of the property would reveal, including restrictive covenants of record in Trust Deed Book 4279, page 911, and easements, covenants and conditions as shown on the Plan of record in Plat Book 6200, page 937, Register's Office for Davidson County, Tennessee.

Property taxes for the current year have been settled between the parties and will be paid by the Grantees.

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 29th day of April, 1996.

Bennett Grady Phillips, II
BENNETT GRADY PHILLIPS, II

Jacqueline K. Phillips
JACQUELINE K. PHILLIPS

STATE OF TENNESSEE)
COUNTY OF WILSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Bennett Grady Phillips, II and wife, Jacqueline K. Phillips**, 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 Mt. Juliet, Tennessee, this 29th day of April, 1996.

Sean Roberson
NOTARY PUBLIC

My Commission Expires: 10/20/99

STATE OF TENNESSEE)
COUNTY OF WILSON)

The actual consideration or value, whichever is greater for this transfer is $ 100,000.00.

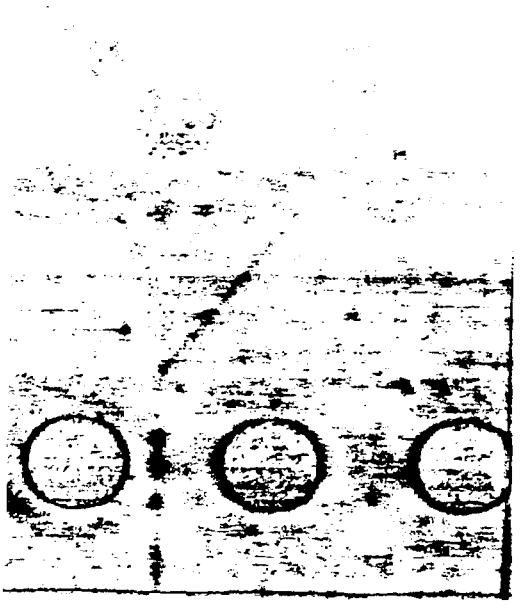
AFFIANTS

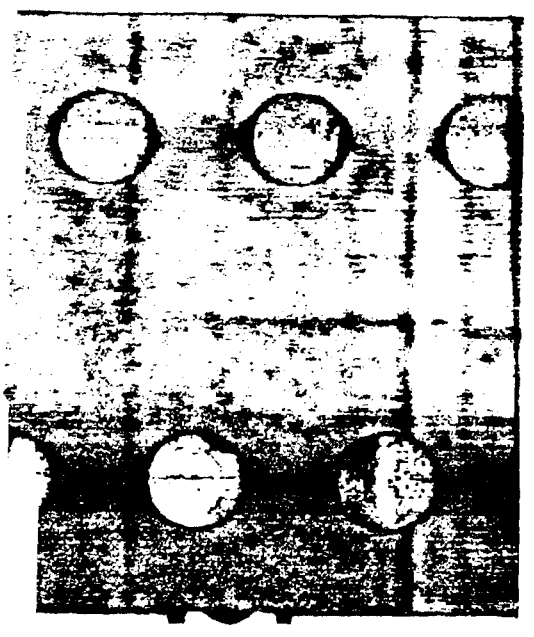
Subscribed and sworn to before me this 29th day of April, 1996.

Sean Roberson
NOTARY PUBLIC

My Commission Expires: 10/20/99

$01.00





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10040 PG 763

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	160000.00
CON TX	592.00
PRFEE	1.00
WDEED	8.00
TOTAL	601.00
CHECK	601.00

05/06/96 01 10:44 0001 8399

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0178829

IDENTIF. ↑ REFERENCE

96 MAY -6 AM 10:40

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 1036419