47

WARRANTY DEED

THE PREPARER OF THIS DEED MAKES NO REPRESENTATION AS TO THE STATUS OF THE TITLE OF THE PROPERTY CONVEYED HEREIN.

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 124,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th DAY OF November, 19 96

Notary Public

MY COMMISSION EXPIRES: November 27, 1999
(AFFIX SEAL)

NOTARY PUBLIC STATE OF TENNESSEE

THIS INSTRUMENT WAS PREPARED BY
Guaranty Title and Escrow Co., 2711 Murfreesboro Rd. #200, Antioch, TN 37013

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jackie G. Shannon	Pacific Southwest Bank	75-7
(NAME)	(NAME)	
4385 Baton Rouge Drive	4144 N. Central Expressway #850	1124024758
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076	Dallas, TX 75204	
(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 L. Phillips and wife, Sue A. Phillips

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Jackie G. Shannon

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:

TRACT 1
Land in Davidson County, Tennessee, being Lot No. 95 on the Plan of Highlands of Tulip Grove Section I of record in Plat Book 4675, Page 26, Register's Office for Davidson County, Tennessee.

Said Lot No. 95 fronts 80.13 feet on the Easterly side of Baton Rouge Drive and extends back 150 feet on the Northerly line and 150.30 feet on the Southerly line to a dead line measuring 70.73 feet thereon.

Being the same property conveyed to Thomas L. Phillips and wife, Sue A. Phillips by deed from Martin R. Bubis, a single man, d/b/a Bubus Construction Company, of record in Book 4840, Page 874, Register's Office for said County.

TRACT 2
Being the Northerly 4.5 feet of Lot 96 on the Plat of Highlands of Tulip Grove, Section I, of record in Plat Book 4675, Page 26 Register's Office for said County, Lots 95 and 96 having been revised by plan of record, more particularly described as follows:

Beginning at a point on the East margin of Baton Rouge Drive, said point being the Southwest corner of Lot 95 on the Plat of Highlands of Tulip Grove, Section I; thence along Baton Rouge Drive South 19 degrees 06 minutes 58 seconds West a distance of 4.5 feet to a point; thence South 70 degrees 53 minutes 02 seconds East a distance of 150.28 feet to a point; thence North 19 degrees 19 minutes 35 seconds East a distance of 4.5 feet to a point, said point being the Southeast corner of Lot 95; thence along the Southerly border

unimproved ( )
This is improved (XX) property, known as 4385 Baton Rouge Drive, Hermitage, TN 37076
(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 hands this 12th day of November 1996

Thomas L. Phillips

Sue A. Phillips

DCTN01WC

BOOK 10261 PG 152

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 L. Phillips and wife, Sue A. 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 Antioch, Tennessee, this 12th day of November, 19 96.

Commission expires November 27,1999

Notary Public

JACKIE R. RODGERS NOTARY PUBLIC STATE OF TENNESSEE

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

DCTN01WC

Continuation of Legal Description:

of Lot 95 North 70 degrees 53 minutes 02 seconds West a distance of 150.30 feet to the point of beginning.

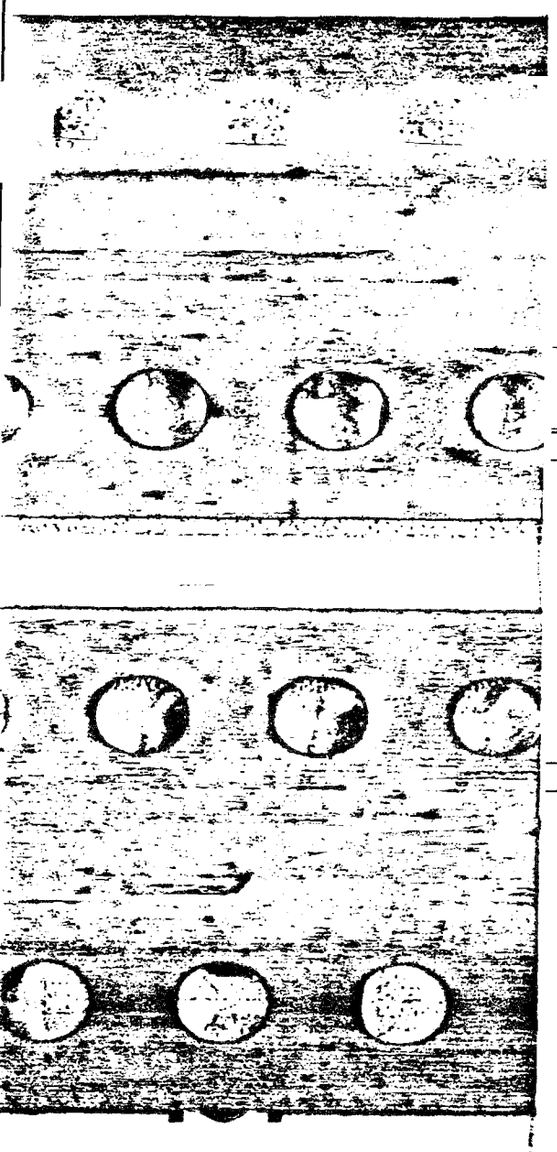
Being the same property conveyed to Thomas L. Phillips and wife, Sue A. Phillips by Quitclaim Deed from David M. Jones and wife, Kerri Hargrove Jones, of record in Book 5610, Page 744, Register's Office for said County.

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

02 7137
IDENTIF. ↑ REFERENCE

96 NOV 18 AM 9:08
FELIX E. [illegible] REGISTER
DAVIDSON COUNTY, TN.

1935 11/18 0101 03CHECK 471.80



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

RECEIVED OF _____

FOR _____

BOOK 10261 PG 154

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 124000.00
CON TX 458.80
PRFEE 1.00
WDEED 12.00
TOTAL 471.80
CHECK 471.80

11/18/96 CN 05:12 0001 1939

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0247137
IDENTIF. # REFERENCE

96 NOV 18 AM 9:08

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1088809