BOOK 10262 PG 829

STATE OF TENNESSEE
COUNTY OF DAVIDSON

96-1586

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 18,500.00

T. Craig Smith
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF November 19 96.

Janis L. Duree
Notary Public Janis L. Duree

MY COMMISSION EXPIRES: 5/23/98

mail

THIS INSTRUMENT WAS PREPARED BY
Escrow Corporation, 315 West Main Street, Hendersonville, Tennessee 37075

NAME ADDRESS		
ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
T. Craig Smith	OWNER	105-7
(NAME) 810 Bellevue Rd #138	(NAME)	127
(STREET ADDRESS OR ROUTE NUMBER) Nashville, TN 37221	(STREET ADDRES)	6DA 19460
(CITY) (STATE) (P.O. ZIP)	(CITY) (STATE) (ZIP)	

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, Gerald Edward Phillips, Jr. and wife, Rose Phillips
Mark Phillips
HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO T. Craig Smith

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 northerly 42-1/2 feet front of the southerly 142-1/2 feet front of the easterly 161 feet of Block "E" on the Plan of Hagan and Merritt Lands, as of record in Minute Book "N", page 242, County Clerk's Office, Davidson County, Tennessee, described according to a survey by W. B. Southgate, November, 1924.

Being on the westerly margin of Pillow Street at a point 184 feet southerly from the northeast corner of Block "E" being the southeast corner of the property conveyed to Mrs. Lamiza J. Chrisman by deed from Clarence E. Marshall and wife, of record in Book 866, page 448, said Register's Office; thence with said Chrisman's southerly line westerly 161 feet to the easterly margin off an alley; thence with said alley southerly 44 feet to a point 400 feet north of the northerly margin of Merritt Avenue; thence easterly and parallel with the northerly margin of Merritt Avenue, 161 feet to the westerly margin of Pillow Street; thence with the same, northerly 42-1/2 feet to the point of beginning.

BEING the same property conveyed to Gerald Edward Phillips, Jr. and wife, Rose Phillips and Mark Phillips by deed from Associates Financial Services Company of Tennessee, Inc., filed of record in Book 8267, page 975, Register's Office for Davidson County, Tennessee.

This is improved property known as 1307 Pillow Street, Nashville, TN 37203

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 their hands this 15th day of November, 19 96.

Gerald Edward Phillips, Jr.

Mark Phillips

Rose Phillips

BOOK 10262 PG 830

96-1586

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, Janis L. Duree, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who upon (his oath / their several oaths) acknowledged (himself / themselves) to be the _____ and _____ respectively of the Gerald Edward Phillips, Jr. the within named bargainor, a corporation, and that (he / they) as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said _____ as such _____ and attesting the same be the said _____ as such _____.

Witness my hand and official seal at office at Goodlettsville Tennessee on this the 15th day of November, 19 96.

My commission expires 5/23/98

_____
Notary Public Janis L. Duree

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Janis L. Duree, a Notary Public in and for said County and State, the within named Gerald Edward Phillips, Jr. and wife, Rose Phillips and Mark 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 instrument for the purposes therein contained. Witness my hand and official seal at Goodlettsville Tennessee, this 15th day of November, 19 96.

My commission expires 5/23/98

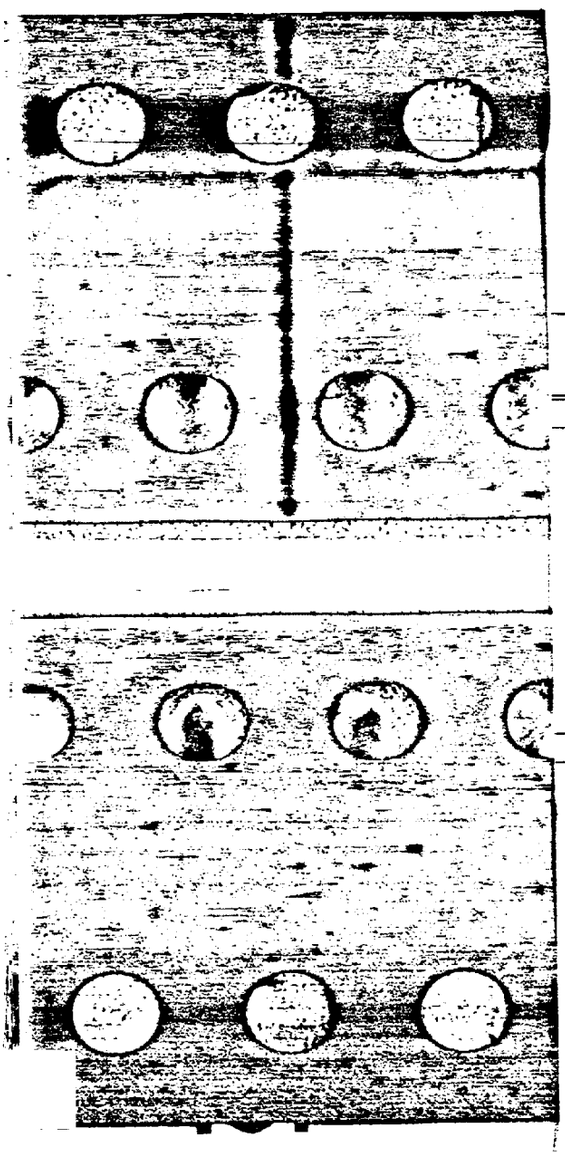
Janis L. Duree
Notary Public Janis L. Duree

IDENTIF. ↑ REFERENCE

96 NOV 19 AM 10:08

FILED FOR RECORD AND REGISTER
DAVIDSON COUNTY, TN.

6685 11/19 0101 03CHECK 7.45



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

RECEIVED OF _____

FOR _____

BOOK 10262 PG 831

CO - CONVEYANCE
MO - MORTGAGE
WD - WARRANTY DEED
TD - TRUST DEED

CC - CERTIFIED COPY
REL - RELEASE
UCC - UNIFORM COMMERCIAL CODE

MISC - MISCELLANEOUS
CO TX - STATE TAX CONVEY
MO TX - STATE TAX MORT
PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			CAMT	18500.00
			CON TX	68.45
			PRFEE	1.00
			WDEED	8.00
			TOTAL	77.45
			CHECK	77.45
11/19/96	01		10:09 0001	6685

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0247722
IDENTIF. # REFERENCE

96 NOV 19 AM 10:08
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1089404