PLEASE RECORD & RETURN TO:
CHICAGO TITLE INSURANCE COMPANY
BOX 35 FILE # 00281900

BOOK 10334 PG 770

WARRANTY DEED

File No: 00281900

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Judith P. Phillips	Suntrust Bank	Map 81-15
[NAME]	[NAME]	
1512 22nd Ave., North	P.O. Box 305110	Parcel 71
[STREET ADDRESS OR ROUTE NUMBER]	[STREET ADDRESS]	
Nashville, TN 37208	Nashville, TN 37230	
[CITY] [STATE] [ZIP]	[CITY] [STATE] [ZIP]	

FOR AND IN CONSIDERATION of the sum of Ten and 00/100----------($10.00) Dollars, cash in hand paid by Grantee(s) and other good and valuable consideration accepted as cash the receipt and sufficiency of which are hereby acknowledged.

Linda R. Leysath, unmarried

have this day bargained and sold, and do hereby transfer and convey unto the said Judith P. Phillips, unmarried

the Grantees herein, their (successors), heirs and assigns, certain real estate in DAVIDSON County Tennessee, as follows:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

STATE OF Tennessee } The actual consideration or value which ever is greater,
COUNTY OF Williamson } for this transfer is $ 58,900.00

Subscribed and sworn to before me, this the 27th day of January, 1997

Affiant

My Commission Expires: 04/14/97 [Affix Seal]

Notary Public

Mary B. Simmons

STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY AT LARGE

unimproved ( )
This is improved (X) property known as 1512 22nd Avenue North, Nashville, TN 37208
[House Number] [Street] [P.O. Address] [City or Town]

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantees their (successors), heirs and assigns forever we covenants that we are lawfully seized and possessed of real estate in fee simple, have a good right to convey it, and that the same is unencumbered.

We further covenant and bind ourselves, out heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their (successors), heirs and assigns, against the lawful claims of all persons.

Whenever 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 27th day of January, 19 97, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Linda R. Leysath

Linda R. Leysath

BOOK 10334 PG 771

STATE OF Tennessee
COUNTY OF Williamson

Personally appeared before me Mary B. Simmons, a Notary Public in and for said County and State Linda R. Leysath, unmarried

the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Williamson COUNTY, Tennessee this 27th day of January, 19 97.

MARY B. SIMMONS NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

Mary B. Simmons
Notary Public

Commission expires 04/14/97

STATE OF
COUNTY OF

Before me, _____, a Notary Public of the State and County aforesaid, personally appeared _____, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged _____self to be _____ of the _____, the within named bargainor, a corporation, and that _____ as such _____ being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by _____ self as _____.

Witness my hand and seal, at office in _____, this _____ day of _____, 19 _____.

_____
Notary Public

Commission expires _____

THIS INSTRUMENT WAS PREPARED BY:

JOSEPH B. PITT, JR., ATTORNEY
315 DEADERICK STREET, SUITE 105
NASHVILLE, TN 37238-0105

0268702
IDENTIFICATION REFERENCE

97 JAN 31 AM 10:37
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

WARRANTY DEED

FROM

_____

TO

_____

_____

Compliments of
Chicago Title Insurance Company
First Floor - First American Center
Phone 225-4631
NASHVILLE, TENNESSEE 37238

Exhibit "A" BOOK 10334 PG 772

Land in Davidson County, Tennessee, being Lot No. 73 on S. A. Champion's Subdivision of Lots Nos. 85 to 168, and 169 to 228 and Lots 235 to 252, inclusive of the Harding Plan, as of record in Book 21, page 80, of the Register's Office for said County, and said Subdivision Plan of record in Book 161, page 132, said Register's Office.

Said Lot No. 73 fronts 50 feet on the easterly side of 22nd Avenue North, formerly Champion Avenue, and runs back between parallel lines 154.7 feet to an alley.

Being the same property conveyed to Linda R. Leysath by deed from Thomas R. Lipscomb, Jr. and wife, Dorothy J. Lipscomb, of record in Book 7823, page 967, Register's Office for Davidson County, Tennessee.

9714 01/31 01:01 03CHECK 230.33



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10334 PG 773

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	58900.00
			CON TX	217.93
			PRFEE	1.00
			WDEED	12.00
			TOTAL	230.93
			CHECK	230.93

01/31/97 01 10:37 0001 9714

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0268702
IDENTIF. & REFERENCE

97 JAN 31 AM 10:37
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1112173