Bat 60

This Instrument Prepared By:
Stokes & Bartholomew, P.A.
3310 West End Avenue, 4th Floor
Nashville TN 37203
Return to Box ~~60-B~~

BOOK 9819 PG 415

ADDRESS NEW OWNER:
Gregory A. Phillips and Karen R. Phillips
7120 Charlotte Pk.
Nashville, Tennessee 37209

SEND TAX BILL:
To Mortgagee

MORTGAGEE:
Franklin National Bank
230 Public Square
Franklin, TN 37064

MAP AND PARCEL:
MAP 102-00
GROUP
PARCEL 70 & 41

NOTE: THIS WARRANTY DEED IS BEING RE-RECORDED TO CORRECT THE PROPERTY DESCRIPTION ATTACHED AS EXHIBIT A.

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, David N. Mayo and wife, Lark J. Mayo, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Gregory A. Phillips and wife, Karen R. Phillips, 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:

See Exhibit A attached hereto and made a part hereof.

Being the same property conveyed to David N. Mayo and wife, Lark J. Mayo by deed from Frank G. Mayo and wife, Connie N. Mayo, as of record in Book **5465**, page **314**, and re-recorded in Book **5533**, page **512**, Register's Office for Davidson County, Tennessee.

RE-RECORD

BOOK 11378 PG 864

This is improved property known as 7120 Charlotte Pk., Nashville, TN 37209.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and governmental regulations that may affect the premises and the following exceptions.

1. Subject to the 1995 taxes and subsequent years taxes thereafter.
2. Easement for right-of-way of Charlotte Pike or U.S. 70 lying within boundaries of premises.
3. Easement for T.V.A. right-of-way across northerly part of premises, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Gregory A. Phillips and wife, Karen R. Phillips, their heirs and assigns, forever; and we, David N. Mayo and wife, Lark J. Mayo, 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 shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this the 22nd day of September, 1995.

BOOK 9819 PG 413

David N. Mayo

Lark J. Mayo

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named David N. Mayo and wife, Lark J. Mayo, 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 Nashville, Tennessee, this the 22nd day of September 1995.

NOTARY PUBLIC

My Commission Expires:

RE-RECORD
BOOK 10378 PG 865

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $ 158,000.00.

AFFIANT

Subscribed and sworn to before me
this 22nd day of September, 1995.

NOTARY PUBLIC
My Commission Expires:

Mar. 2, 1998

0282335
RECORD
IDENTIFICATION REFERENCE
97 MAR 13 AM 10:28
FELIX Z. WILSON REGISTER
DAVIDSON COUNTY, TN.

6359 03/13 0101 03CHECK 12.00

RE-RECORD

BOOK 10373 PG 866

TRACT I:

Land in Davidson County, Tennessee, described as follows:

Beginning at a point in the center of Charlotte Pike, U.S. 70, said point being the southwest corner of the tract of land conveyed to Lawrence Mayo and wife, Lillian Mayo of record in Book 1102, page 141; Book 2644, page 83; and Book 2271, page 582, Register's Office for Davidson County, Tennessee; thence running 150.2 feet in a northeasterly direction along the center of Charlotte Pike, U.S. 70 to a point; thence North 54 degrees 31 minutes West 266.0 feet to a point; thence North 26 degrees 3 1/2 minutes East 131.8 feet to a point; thence North 54 degrees 31 minutes West 715.0 feet to a point; thence South 5 degrees 35 1/2 minutes West 323.0 feet to a point; thence South 54 degrees 31 minutes East 849.6 feet to the beginning, and containing 5.1 more or less acres.

Being the same property conveyed to David N. Mayo and wife, Lark J. Mayo by quitclaim deed from Frank G. Mayo and wife, Connie N. Mayo, of record in Book 5465, page 314, re-recorded in Book 5533, page 733 and in Book 5565, page 512, Register's Office for Davidson County, Tennessee.

TRACT II:

Land in Davidson County, Tennessee, described as follows:

Beginning at a point in the center of Charlotte Pike, (U.S. 70), said point being the southerly most point of the David N. Mayo and wife, Lark J. Mayo property of record in Book 5565, page 512, Register's Office for Davidson County, Tennessee; thence North 62 degrees 1 minute West 796.6 feet to a point; thence North 5 degrees 35.5 minutes East 120.0 feet in line with the westerly border of the said David N. Mayo, et ux property; thence South 54 degrees 31 minutes East 849.6 feet along the David N. Mayo, et ux property line to the point of beginning in the center of Charlotte Pike (U.S. 70), and containing 1.0 acre, more or less.

Being the same property conveyed to David N. Mayo and wife, Lark J. Mayo be quitclaim deed from Frank G. Mayo and wife, Connie N. Mayo of record in Book 7616, page 681, Register's Office for Davidson County, Tennessee.