BOOK 10582 PG 667

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 96,000.00

Michael E. Phipps
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st DAY OF August 19 97

Aaron Adams
Notary Public

MY COMMISSION EXPIRES: January 24, 1998
(AFFIX SEAL)

AARON ADAMS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY

EAST END TITLE & ESCROW, INC., 405 TWO MILE PIKE, SUITE C, GOODLETTSVILLE, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Michael E. Phipps (NAME)	Same (NAME)	MAP 64-08
4857 Rainer Drive (ADDRESS)	(ADDRESS)	PARCEL 29.00
Old Hickory, TN 37138 (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, Nelda C. Akes, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Michael E. Phipps, unmarried

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 Lot No. 387 on the Plan of Sherwood Forest, Section IV, of record in Plat Book 4460, pages 182 and 183, Register's Office for Davidson County, Tennessee.
Said Lot 387 fronts 81.65 feet on the south margin of Rainer Drive and extends back 153.78 feet on the east line and 135 feet on the west line to a line on the rear on which it measures 92.43 feet.

Being the same property conveyed to E. Alton Akes and wife, Nelda C. Akes, by Deed of record in Book 6484, page 786, Register's Office for Davidson County, Tennessee. The said E. Alton Akes having since died, title now vests solely in Nelda C. Akes.

0341594
IDENTIF. ↑ REFERENCE

97 AUG 27 AM 8:17
FELIX Z. WILSON III REGISTER
DAVIDSON COUNTY, TN.

MAIL ENV.

1200 08/27 0101 03CHECK 364.20

unimproved ( )
This is improved (X) property, known as 4857 Rainer Drive, Old Hickory, TN 37138
(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 my hand this 21st day of August 19 97

Nelda C. Akes
Nelda C. Akes

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 Nelda C. Akes, unmarried

the bargainor _____, 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 GOODLETTSVILLE _____, Tennessee, this 21st day of August, 19 97.

Commission expires January 24, 1998

Notary Public

AARON ADAMS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

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

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

RECEIVED OF _____

FOR _____

BOOK 10582 PG 669

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 96000.00
CON TX 355.20
PRFEE 1.00
WDEED 8.00
TOTAL 364.20
CHECK 364.20

08/27/97 01 08:17 0001 1200

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0341594
IDENTIF. ↑ REFERENCE

97 AUG 27 AM 8:17
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1190715