Box 36 PBW

RE-RECORD BOOK 10614 PG 939

THIS INSTRUMENT PREPARED BY:
Douglas A. Brace
ORTALE, KELLEY, HERBERT & CRAWFORD
200 Fourth Avenue North
Nashville, TN 37219-0375

BOOK 10520 PG 948

WARRANTY DEED

Name and Address of New Owner: **Van H. Phillips** **306 Chimney Hill** **Nashville, Tennessee 37221**
Send Tax Bills To: **Norwest Mortgage, Inc.** **8560 Kingston Pike, Biulding A, Suite 102** **Knoxville, Tennessee 37919**
Street Address of Subject Property: **306 Chimney Hill** **Nashville, Tennessee 37221** **Map-Parcel No:** **Map 142-8-B** **Parcel 95.00**

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **LAURA COLVARD, AN UNMARRIED PERSON,** hereinafter called **"GRANTOR,"** has bargained and sold, and by these presents does transfer and convey unto **VAN H. PHILLIPS,** hereinafter called **"GRANTEE,"** his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

A certain condominium apartment in Davidson County, Tennessee, being Unit No. 95 on the Plan of Phase IV Coronada Townhome Condominiums, of record in Book 5200, page 217, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Laura Colvard, a single person, by deed from Adelisa Lorna Panlillo and husband, Andrew Eilers of record in Book ~~8689~~ 9389 LC, page 181, said Register's Office.

The conveyance of the above described parcel of land is subject to the following:

1. 1997 Metropolitan Davidson County taxes which have been prorated by the parties and assumed by the Grantees;

2. All matters shown on the Plan of record in Book 5200, page 217, Register's Office for Davidson County, Tennessee.

3. Master Deed and By-Laws of Coronada, a Condominium, of record in Book 4901, page 679, as amended in Book 5202, page 329, Book 5306, page 241, Book 5522, page 675, and Book 5867, page 269, said Register's Office.

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TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, his heirs and assigns, forever, and GRANTOR does covenant with the said GRANTEE that she is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and GRANTOR does further covenant and bind herself, her heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, his 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 3rd day of July, 1997.

Laura Colvard by

LAURA COLVARD BY GANIA CLAYTON AS ATTORNEY IN FACT

Gania Clayton A.I.F.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersiged, a Notary Public in and for said County and State, the within named Gania Clayton, 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 on behalf of Laura Colvard as her Attorney-in-Fact, as the free act and deed of the within named Laura Colvard.

Witness my hand this 3rd day of July, 1997.

Notary Public

My Commission Expires: January 24, 1998

97 JUL -7 PM 3:31

REGISTER
DAVIDSON COUNTY, TN

1727 07/07 0101 03CHECK 394.10

IDENTIF. ▲ REFERENCE 0323838

RE-RECORD

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STATE OF TENNESSEE]
COUNTY OF DAVIDSON]

The actual consideration or value whichever is greater, for this transfer is $103,000.00.

Van H Phillips
Affiant

Subscribed and sworn to before me, this the 3rd day of July, 1997.

NOTARY PUBLIC

My commission expires:_____

NOTARY PUBLIC AT LARGE
Dorothy A. Rose
My Commission Expires January 24, 1998
State of Tennessee

97 SEP 19 PM 1:32
FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN.

0350397
IDENTIFICATION REFERENCE

0615 09/19 0101 03CHECK 12.00