This Instrument Prepared By: mad
John T. Gwin, Attorney at Law
2542 North Mt. Juliet Road, Suite 1
Mt. Juliet, Tennessee 37122

ADDRESS NEW OWNER:
Stuart John Phillips
114 Glancy Street
Goodlettsville, Tennessee 37072

SEND TAX BILL TO:
Owner

MORTGAGEE:
Ruby Mai Ferguson
4021 Outer Drive
Nashville, TN 37204

MAP 34
GROUP 1
PARCEL 72

BOOK 11119 PAGE 425

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, **Ruby Mai Ferguson, a widow** hereinafter called the GRANTOR, has bargained and sold, and by these presents, does transfer and convey unto **Stuart John Phillips and wife, Aldona Phillips**, hereinafter called the GRANTEES, their heirs and assigns, that certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

Being Lots Nos. 62, 63, 64 and the west one-half of Lot No. 65, on the Plan of the Subdivision of Parts of Blocks L and M, of Dupont City, as of record in Book 421, page 125, Register's Office for said County, described as follows: SAID Lots Nos. 62, 63, and 64, and the west one-half of Lot No. 65 adjoin and front together 87 ½ feet on the southerly side of Glancy Street, and run back 167.5 feet on the westerly line of Lot No. 62, and 170 feet more or less on the easterly line of the westerly one-half of Lot 65, to an alley in the rear on which they measure 87 ½ feet thereon.

Being the same property conveyed to William C. Ferguson and wife, Ruby Mai Ferguson by deed from George L. Hire and wife, Opal Ruth Hire dated January 27, 1960, of record in Book 3027, page 193, Register's Office for Davidson County, Tennessee. William C. Ferguson has since died.

Jerry D. Stitls executes this instrument of behalf of Ruby Mai Ferguson, by virtue of a General and Durable Power of Attorney filed for record in Book 11119, page 418, Register's Office for Davidson, Tennessee.

This is improved property known as 114 Glancy Street, Goodlettsville, Tennessee 37072.

Taxes for the current year have been settled between the parties. This conveyance is made subject to all planning, zoning and health department rules and regulations which may affect the premises. This conveyance is also made subject to the following matters:

0489953
IDENTIF. + REFERENCE

98 SEP 21 AM 10:36
BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

1. Subject to Real Property Taxes for 1998, a lien now due and payable. Map 34, Group 1, Parcel 72. If improvements are completed after January 1 of any year, the law requires supplemental assessment for the year in which the improvements are completed, as defined by Statute. Any applicable 1998 ad valorem real property taxes assessed by the Taxing Authority constitute a lien, due and payable.

2. Subject to all applicable zoning and planning restrictions, and all health department rules and regulations that may affect the premises.

3. Subject to all of those facts, conditions and limitations shown on the Plat of record in Plat Book 421, page 125, Register's Office for Davidson County, Tennessee, including but not by way of limitation an Owner's Certificate; any and all setback lines and easements as depicted on said plat; and health department rules and regulations. Reference is here made to said Plat for a complete depiction of all matters thereupon.

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,

GRANTOR does covenants with the said GRANTEES that she is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and warrants that the same is unencumbered unless otherwise herein set out; and,

GRANTOR, does further covenant and bind herself, her 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.

3030 09/21 0101 03CHECK 366.50

WITNESS our hands this the 18th day of September, 1998.

Ruby Mai Ferguson by Jerry D. Stilts, Atty in Fact
Ruby Mai Ferguson, by Jerry D. Stilts, as agent and attorney-in-fact

STATE OF TENNESSEE)
COUNTY OF WILSON)

On this the this 18th day of September, 1998, in Mt. Juliet, Tennessee, before me personally appeared Jerry D. Stitls, to me known to be the person who executed the foregoing Warranty Deed on behalf of Ruby Mai Ferguson, for the purposes therein contained, and who acknowledged that he executed the same as the free act and deed of the said Ruby Mai Ferguson, signing his name as Attorney-In-Fact.

WITNESS my hand and official seal at office this 18th day of September, 1998.

Patricia M. Gwin
NOTARY PUBLIC

PATRICIA M. GWIN WILSON CO. TENN.

My Commission Expires: 1/30/2001

STATE OF TENNESSEE)
COUNTY OF WILSON)

The actual value or consideration, whichever is greater, for this transfer ~~is $95,000.00~~

AFFIANT

Subscribed and sworn to before me on this 18th day of September, 1998.

Patricia M. Gwin
NOTARY PUBLIC
My Commission Expires: 1/30/2001

WILSON CO. TENN.

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11119 PAGE 428

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 95000.00
CON TX 351.50
PRFEE 1.00
WDEED 12.00
CFEE 2.00
TOTAL 366.50
CHECK 366.50

09/21/98 01 10:36 0001 3030

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0489953
IDENTIF. ↑ REFERENCE

98 SEP 21 AM 10:36
WILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

No. 1348393