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47

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 67,000.00

Beverly A. Phillips
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
25th DAY OF November 19 98

Bertie J. Robertson
Notary Public

MY COMMISSION EXPIRES: 11-27-99
(AFFIX SEAL)

NOTARY PUBLIC AT LARGE
BERTIE JO
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
CASTLEMAN & GREENE, PLLC, 140 Glancy Square, Suite 112, Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Beverly A. Phillips (NAME)	Same (NAME)	MAP 91-5
635 Vernon Avenue (ADDRESS)	(NAME)	PARCEL 204
Nashville, TN 37209 (CITY) (STATE) (ZIP)	(ADDRESS) (CITY) (STATE) (ZIP)	FIELD 8DA-24373

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, Vincent M. Phillips and wife, Angela S. Phillips

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Beverly A. Phillips, an unmarried person

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. 39 on the Plan of Section 1, Mosswood Heights, which appears of record in Book 4350, Page 149, Register's Office for said County; to which Plan reference is hereby made for a complete and accurate description thereof.

Being the same property conveyed to Vincent M. Phillips and wife, Angela S. Phillips by deed from Clara Gibson, unmarried, of record in Book 9477, Page 189, Register's Office for said County.

98 NOV 30 PM 12:07
FILED & RECORDED IN REGISTER
DAVIDSON COUNTY, TN.

IDENTIF. ✦ REFERENCE
05175 76

unimproved ( )
This is improved (X) property, known as 635 Vernon Avenue, Nashville, TN 37209
(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 our hand s this 25th day of November 19 98

Vincent M. Phillips
Vincent M. Phillips

Angela S. Phillips
Angela S. Phillips

DCTN01W 12/88 First Data Systems, Inc. 1-800-626-5427

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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 Vincent M. Phillips and wife, Angela S. Phillips

the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Goodlettsville, Tennessee, this 25th day of November, 19 98.

Commission expires 11-21-99

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____, with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be _____ and _____ respectively of the _____, the within named bargainor, and corporation, and that _____ as such _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____, 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

BERTIE D. WHITAKER
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

2360 11/30 0101 03CHECK 258.90

OFFICIAL RECEIPT

FELIX Z WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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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 67000.00
CON TX 247.90
PRFEE 1.00
WDEED 8.00
CFEE 2.00
TOTAL 258.90
CHECK 258.90

11/30/98 01 12:07 0001 2360

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

05175 76

IDENTIF. ← REFERENCE

98 NOV 30 PM 12:07

BILL [illegible] REGISTER
DAVIDSON COUNTY, TN.

No. 1377397