Realty 48A

BOOK 11311 PAGE 716

WARRANTY DEED

NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY TENN.

My Commission Expires 5/16/99

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 235,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF January 19 99

Notary Public

MY COMMISSION EXPIRES: 5/16/99
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Lehman Land Title, Inc., 6 Cadillac Drive, Suite 190, Brentwood, Tennessee 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James D. Chamblin, II	SunTrust Bank, Nashville, N.A.	117-7-44
(NAME)	(NAME)	
2003 Lombardy Avenue	201 4th Avenue North	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215	Nashville, TN 37230-5110	
(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, Mary Vermillion Phillips and husband, Joe Rea Phillips

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO James D. Chamblin, II and wife, Rachel V. Chamblin

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 part of Lot 14 on the Plan of the A.B. Montgomery Land as of record in Plan Book 1, page 22, Chancery Court of Nashville. Being part of Lots Nos. 38, 39 and 40 of Block "A" on the Map of Walter Stokes Home Place Subdivision, as of record in Book 974, page 92, Register's Office for said County, described according to a survey made by Hal R. Swann, Jr. Surveyor, April 30, 1949, and more fully described as follows:

Beginning on the southerly margin of Lombardy Avenue at the northeast corner of the property conveyed to Walter S. Blankenship by deed from Robert H. Perry and wife, of record in Book 1284, page 283, said Register's Office; thence with Blankenship's easterly line southerly 203 feet to an iron pin, Blankenship's southeast corner; thence eastwardly 150 feet to an iron pin; thence northwardly 178.7 feet to an iron pin at the southerly margin of Lombardy; thence with said Avenue westwardly 100 feet to the beginning.

Being the same property conveyed to Ronald B. Vermillion and wife, Mary Vermillion by deed from O.H. Mason and wife, Dorothy B. Mason of record in Book 5366, page 353, and further being the same property conveyed to Mary Vermillion by quitclaim deed from Ronald B. Vermillion, of record in Book 6058, page 432, Register's Office for Davidson County, Tennessee.

CONTINUED

unimproved ( )
This is improved (X) property, known as 2003 Lombardy Avenue, Nashville, TN 37215
(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 15th day of January 19 99

Mary Vermillion Phillips

Mary Vermillion Phillips

Joe Rea Phillips

Joe Rea Phillips

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Mary Vermillion Phillips and husband, Joe Rea 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 Brentwood, Tennessee, this 15th. day of January, 99.

Commission expires 2/3/02

W. Bradley
NOTARY PUBLIC AT LARGE
WILLIAMSON COUNTY

W. Bradley
Notary Public

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

0540966
IDENTIF. ↑ REFERENCE

99 JAN 26 PM 12:53

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

LEGAL DESCRIPTION CONTINUATION

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

Mary Vermillion and Mary Vermillion Phillips are one and the same person.

Joe Rea Phillips joins in the Conveyance solely to relinquish any marital rights he may have in the property by virtue of his marriage to Mary Vermillion Phillips.

7248 01/26 0101 03CHECK 884.50

OFFICIAL RECEIPT

BILL GARRETT
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	CFEE - COMPUTER FEE	PRFEE - PROBATE FEE

CAMT
235000.00

CON TX 869.50
PRFEE 1.00
WDEED 12.00
CFEE 2.00
TOTAL 884.50
CHECK 884.50

01/26/99 01 12:54 0001 7248

0540966
IDENTIF. ↑ REFERENCE

99 JAN 26 PM 12:53
BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1416652