0542045

IDENTIF. ↑ REFERENCE

PREPARED BY (AND RETURN TO):

WILKINS & IVEY
Attorneys At Law
2405 Crestmoor Road; P.O. Box 150157
Nashville, Tennessee 37215-0157
Ph. (615) 298-3312 - Fax. 292-8746
E-mail: wilkins.ivey@home.com

99 JUN 23 PM 3:28

DAVIDSON COUNTY, TN.

W & I Ref: (sk) Title No: 40642
Dav. Co. File: Box 8

BOOK 11315 PAGE 771

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Anne E. Connor 360 Willard Drive Nashville, TN 37211	SAME

TAX MAP-PARCEL NUMBERS: 150-2-364

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$ 61,750.00,** cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Cecilia Caryl Phillips, married,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Anne E. Connor,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

LAND in Davidson County, Tennessee, being Lot No. 23-B on the Plan of Zone Lot Division Lots 18, 21, 22, 23, 24 & 46, Harbor Gate Section One, Revised, of record in Book 5200, page 712, amended in Book 6250, page 344, Register's Office for said County.

SAID Lot No. 23B fronts 55.00 feet on the southwesterly margin of Lake Terrace Drive and extends back between parallel lines 141 feet to a dead line.

BEING the same property conveyed to Cecelia Caryl Phillips by deed from Henry G. Cisneros, Secretary of Housing and Urban Development of record in Book 10226, page 533, Register's Office for Davidson County, Tennessee.

Phillip A. Jones joins in this conveyance strictly to release any and all marital interest he may have in the above described property.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 1999 and subsequent years; The Plan, with Owner's Certificate, of record in Plat Book 5200, Page 712, and amended in Book 6250, page 344, said Register's Office, which Plan shows a 20 foot minimum building setback line from Lake Terrace Drive and a 20 foot easement for public utility and drainage purposes along the rear line of said lot and a 5 X 25 foot utility anchor easement located together with a sewer line lying therein located on the northwesterly corner of said lot and a 10 foot easement for public utility and drainage purposes along the northwesterly line; Restrictive covenants of record in Book 6221, page 253, Book 6597, page 157, Book 6501, page 550, Book 6486, page 436, said Register's Office; Subject to an easement for ingress and egress across the northwesterly and center portion of said lot.

This is improved property, known as: 737 Lake Terrace Drive, Nashville, TN 37217

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised 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.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 22nd day of January, 1999.

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Cecilia Caryl Phillips

Cecilia Caryl Phillips

Phillip A. Jones

Phillip A. Jones

State of Tennessee
County of Davidson

On this 22nd day of January, 1999, before me the undersigned authority, personally appeared **Cecilia Caryl Phillips and Phillip A. Jones** , to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires:

CHRISTY WILKINS IVEY NOTARY PUBLIC DAVIDSON COUNTY, TENN.
My Commission Expires 9/18/99

Notary Public

State of Tennessee
County of Davidson

A F F I D A V I T

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 61,750.00

Anne E. Conner

Affiant

Sworn and subscribed before me on the 25th day of January, 1999.

Notary Public

My Commission Expires:

CHRISTY WILKINS IVEY NOTARY PUBLIC DAVIDSON COUNTY, TENN.
My Commission Expires 9/18/99

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Wldoc: Deed Wty—12/92

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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

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05420045

IDENTIF. & REFERENCE

CAMT 61750.00
CON TX 228.48
PRFEE 1.00
WDEED 8.00
CFEE 2.00
TOTAL 239.48
CHECK 239.48

01/28/99 01 15:26 0001 8396

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1417783