0554390

.. ... * 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 MAR -1 PM 1:52

W & I Ref: (sk) Title No: 40668
Dav. Co. File: Box 8

BOOK 11360 PG. 248

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
John E. Douglass Teresa B. Douglass 406 Greenway Avenue Nashville, TN 37205	Southtrust Mortgage Corporation 5409 Maryland Way, Suite 100 Brentwood, TN 37027

TAX MAP-PARCEL NUMBERS: 104-05-096

WARRANTY DEED

3556 03/01 0101 03CHECK 514.20

FOR AND IN CONSIDERATION of the sum of **$ 136,000.00,** cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Greg A. Phillips and spouse, Karen Phillips,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **John E. Douglass and spouse, Teresa B. Douglass,** 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. 26 on the Plan of Hardison and Young's West End Park, as of record in Book 421, Page 190, Register's Office for Davidson County, Tennessee.

SAID Lot No. 26 fronts 56 feet on the easterly margin of Greenway Avenue and extends back between parallel lines 151 feet to an alley in the rear.

BEING the same property conveyed to Greg A. Phillips and wife, Karen Phillips by deed from Harold Edward Collins and wife, Treva O. Collins of record in Book 8624, Page 88, Register's Office for Davidson County, Tennessee.

Description Reference: The description is the same as that used in the last deed prior to this transaction..

This conveyance is subject to: Taxes for 1999, and subsequent years; All matters shown on the Plan, with Owner's Certificate, of record in Plat Book 421, Page 190, said Register's Office.

This is improved property, known as: 406 Greenway Avenue, Nashville, TN 37205

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 26th day of February, 1999.

Greg A. Phillips

Karen Phillips

BOOK 11360 PG. 249

State of Tennessee
County of Davidson

On this 26th day of February, 1999, before me the undersigned authority, personally appeared **Greg A. Phillips**, 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: _____

NOTARY PUBLIC AT LARGE — DAVIDSON COUNTY, TENN. — My Commission Expires 9/18/99

Notary Public

State of Tennessee
County of Davidson

On this 26th day of February, 1999, before me the undersigned authority, personally appeared **Karen Phillips**, 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: _____

NOTARY PUBLIC AT LARGE — 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: $ 136,000.00

Affiant

Sworn and subscribed before me on the 26th day of February, 1999.

My Commission Expires: _____

NOTARY PUBLIC AT LARGE — DAVIDSON COUNTY, TENN. — My Commission Expires 9/18/99

Notary Public

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11360 PG. 254

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

05543390

PLEASE REFERENCE

99 MAR -1 PM 1:52

CAMT
136000.00
CON TX 503.20
PRFEE 1.00
WDEED 8.00
CFEE 2.00
TOTAL 514.20
CHECK 514.20

03/01/99 01 13:50 0001 1556

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1430748