OLLIE M. [illegible]
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

My Commission Expires JAN. 25, 2003

STATE OF TENNESSEE
COUNTY OF Davidson

10026

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 75,000.00

X Ruby C. Kemp
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd DAY OF June, 19 99.

Ollie M. [illegible]
Notary Public

MY COMMISSION EXPIRES: 1/25/03

THIS INSTRUMENT WAS PREPARED BY
J. Blake Freeman, Attorney at Law, 51 Century Blvd., #110, Nashville, TN 37214

NAME	ADDRESS	MAP-PARCEL NUMBERS
ADDRESS NEW OWNER(S) AS FOLLOWS: Ruby C. Kemp	SEND TAX BILLS TO: New Owner	96-6-184
(NAME) 2918 Susan Drive	(NAME)	
(STREET ADDRESS OR ROUTE NUMBER) Nashville, TN 37214	(STREET ADDRES)	
(CITY) (STATE) (P.O. ZIP)	(CITY) (STATE) (ZIP)	

BOOK 11539 PAGE 997

FOR AND IN 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, Michael E. Phipps, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Ruby C. Kemp

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:

BEING Lot No. 94 9on the Plan of Clover Hill, Section Two, as of record in Plat Book 2133, page 46, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

[illegible] 268.50

BEING the same property conveyed to Michael E. Phipps by deed from Andrew M. Cuomo, Secretary of Housing and Urban Development, filed of record in Book 11375, page 977, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to any and all existing easements, restrictions and building setback lines of record.

99 JUN 23 PM 1:52

0603110

[illegible] & REFERENCE

This is improved property known as 2918 Susan Drive, Nashville, TN 37214

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 his hand this 23rd day of June, 19 99.

Michael E. Phipps

Michael E. Phipps

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

Michael E. Phipps

the bargainor, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 23 day of June, 1999.

My commission expires 1/25/03

Notary Public

OLLIE MAI PARSLEY
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

My Commission Expires JAN. 25. 2003

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

BOOK 11539 PAGE 999

0603110

IDENTIFICATION REFERENCE

99 JUN 23 PM 1:52

CAMT 75000.00
CON TX 277.50
PRFEE 1.00
MTGTAX 8.00
CFEE 2.00
TOTAL 288.50
CHECK 288.50

06/23/99 01 13:58 0001 3287

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1481816