THIS INSTRUMENT PREPARED BY:
George E. Mudter, Jr., Esq.
2000 Richard Jones Road
Suite 110
Nashville, Tennessee 37215
(615) 383-4429

FTEC File No. 16650
File Box 9-B

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is: $ 510,000.00

Affiant

Subscribed and sworn to before me, this 30th day of July, 1999.

Notary Public

My Commission Expires:

# WARRANTY DEED

| Address New Owner(s): | Send Tax Bills to | Tax Information |
|---|---|---|
| S. JOSEPH MOORE | NEW OWNER | 132-2 |
| 4101 Franklin Pike | | 68 |
| Nashville, Tennessee 37204 | | OH2705 |

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, J. D. PHILLIPS AND WIFE, BETTIE B. PHILLIPS, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to S. JOSEPH MOORE AND WIFE, JULIA S. MOORE, ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

**This is improved property located at** 4101 Franklin Pike, Nashville, TN 37204

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 30th day of July, 1999.

J. D. PHILLIPS

Bettie B. Phillips
BETTIE B. PHILLIPS

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Personally appeared before me, the undersigned, a Notary Public in and for said County and State aforesaid, J. D. PHILLIPS AND WIFE, BETTIE B. PHILLIPS, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 30th day of July, 1999.

My Commission Expires:

Notary Public

My Commission Expires SEP 1 20[illegible]

WARDEED

99 AUG -4 PM 1:58
DAVIDSON COUNTY, TN.

IDENTIF. & REFERENCE

0620367

1898.00 03CHECK 0001 03/04/99

Land in Davidson County, Tennessee, being Lot No. 1 on the Plan of Resubdivision C.L. Turner Property 2nd Revision, as of record in Plat Book 6200, page 688, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to J. Dudley Phillips and wife, Bettie B. Phillips by Installment deed from Elizabeth Liggett Turner of record in Book 4672, page 773, said Register's Office, and being part of the same property conveyed to J.D. Phillips and wife, Bettie Phillips by deed from John Marcell Davis and wife, Judith M. Davis of record in Book 4956, Page 41, Register's Office for Davidson County, Tennessee.

J. Dudley Phillips and wife, Bettie B. Phillips being one and the same as J.D. Phillips and wife, Bettie Phillips.

This conveyance is made subject to: (1) 1999 Taxes, which have been prorated and assumed by the Grantees; (2) Restrictions of record in Book 560, page 550; (3) Easements of record in Book 362, page 328, Book 382, page 531, book 7450, page 234, Book 564, page 240 and Book 834, page 627; and (4) All matters appearing on the Plan of record in Plat Book 6200, page 688, said Register's Office.

# OFFICIAL RECEIPT

**BILL GARRETT**
**REGISTER OF DAVIDSON COUNTY**
**NASHVILLE, TENNESSEE**

**RECEIVED OF** _____

**FOR** _____

BOOK 11605 PAGE 735

| | | |
|---|---|---|
| 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 |

0620367

IDENTIF. & REFERENCE

99 AUG -4 PM 1:58

REGISTER
DAVIDSON COUNTY, TN.

CAMT 510000.00
MOR TX 1887.00
ERR CO
MOR TX 1887.00-
CON TX 1887.00
PRFEE 1.00
WDEED 8.00
CFEE 2.00
TOTAL 1898.00
CHECK 1898.00

08/04/99 01 14:04 0001 1874

**RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK**

**No.** 1500083