RECORD AND RETURN TO:
SATURN AND MAZER
212 THIRD AVE. N., NASHVILLE, TN 37201
(SP)38246 FILE BOX "7"

Instr:200001040000849 Page: 1 OF 2
REC'D FOR REC 01/04/2000 10:48:27AM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $417.73

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE,
WHICHEVER IS GREATER, FOR THIS TRANSFER
IS $112,900.00.

ALAN SATURN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

X Ollie Mae Williams Lane
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE
22nd DAY OF SEPTEMBER, 1999.

Notary Public

MY COMMISSION EXPIRES: 9/28/2002

~~My Commission Expires SEPT. 28, 2002~~

THIS INSTRUMENT WAS PREPARED BY
Saturn and Mazer Title Services, Inc., 212 Third Avenue, North, Nashville, TN 37203

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL #
OLLIE MAE WILLIAMS LANE **453 Capri Drive** **Nashville, Tennessee 37209**	**S A M E**	**90-15-18** **8DA 33556**

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 **DON ALLEN PHILLIPS and wife, PEGGY P. PHILLIPS**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **OLLIE MAE WILLIAMS LANE, UNMARRIED**

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 Lot No. 1149 on the Map of Charlotte Park Subdivision, Section 16, as of record in Book 3300, page 97, R.O.D.C. Tennessee.

SAID Lot No. 1149 fronts 80.4 feet on the westerly side of Capri Drive and runs back between lines, 173.5 feet on the northerly side and 151.7 feet on the southerly side to a line in the rear measuring 90 feet thereon.

BEING the same property conveyed to Don Allen Phillips and wife, Peggy P. Phillips by deed from Hudson and Driver Construction Company, of record in Book 3610, page 383, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all Restrictive Covenants, Easements and Setback lines that are applicable to the above described property.

Unimproved ( )
This is improved (X) property, known as **453 Capri Drive, Nashville, Tennessee 37209**
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 hands this 22nd day of September, 1999.

Don Allen Phillips
DON ALLEN PHILLIPS

Peggy P. Phillips
PEGGY P. PHILLIPS

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 **DON ALLEN PHILLIPS and wife, PEGGY P. 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 NASHVILLE, TENNESSEE, this 22nd day of September, 1999.

My Commission Expires: 9/28/2002

Notary Public

ALAN L. SATURN
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

My Commission Expires SEPT. 28, 2002

Before me, **THE UNDERSIGNED,** a Notary Public in and for the State and County aforesaid personally appeared _____ with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the _____, **of the** _____, **and that he as such** _____, executed the foregoing instrument for the purpose therein contained, by signing the name of the_____ by himself as _____

WITNESS my hand and official seal at Nashville, Tennessee, this the _____ day of _____, 1999.

_____
NOTARY PUBLIC

My Commission Expires: _____