Instr:20000516004911 Page: 1 OF 2
REC'D FOR REC 05/16/2000 10:20:40AM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $447.70

[ADDRESS NEW OWNER:]	[SEND TAX BILLS TO:]	[MAP-PARCEL NO.] 26B
Willie F. Phillips and wife,		
Ethel P. Phillips	New Owner	MAP:090-11-0
417 Basswood Avenue	Same	PARCEL:031.00
Nashville, TN 37209		

[This instrument prepared by, Belle Meade Title and Escrow, 104 Woodmont]
[Boulevard, Suite 115, Nashville, Tennessee 37205 00-05-10089]

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, I, Dorothy Orme, married, (The "Grantor") has bargained and sold, and by these presents do transfer and convey unto, Willie F. Phillips and wife, Ethel P. Phillips, (The "Grantees") their heirs and assigns certain tract or parcel of land in Davidson County, State of Tennessee, being more particularly described as follows, to wit:

Being Lot No. 440 on the Plan of Charlotte Park, Sec. VI, of record in Book 2900, pages 7 & 8, Register's Office for Davidson County, Tennessee.

Said Lot No. 440 fronts 73 feet on the Westerly side of Basswood Avenue and runs back between parallel lines 135 feet to a dead line.

Being the same property conveyed to Dorothy Orme, as her sole and separate Estate, by Quitclaim Deed from the Jay Orme and wife, Dorothy Orme, of record in Book 6019, page 771, Register's Office for Davidson County, Tennessee.

This conveyance is subject to:

1. **Taxes for the year 2000 and subsequent years,**
2. **Plan of Record in Plat Book 2900 , pages 7 & 8, Register's Office for Davidson County, Tennessee.**

This is improved property known as **417 Basswood Avenue, Nashville, Tennessee 37209.**

[STATE OF TENNESSEE)
[COUNTY OF DAVIDSON
[
[The actual consideration or value, whichever is greater for this
[transfer is $121,000.00
[
[Ethel P. Phillips
[Affiant
[Subscribed and sworn to before me this
[12th day of May, 2000.
[
[Notary Public
[My Commission Expires: 1-25-2003

DAVIDSON COUNTY, TENN. NOTARY PUBLIC DONALD E. KNIFFEN LARGE

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantees, their heirs and assigns, forever.

And Grantor does covenant with the said Grantees that the Grantor is lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered except as set forth herein above.

And Grantor does further covenant and bind herself, her heirs and assigns, to warrant and forever defend the title to the Property to the said Grantees, their heirs and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has caused this Deed to be executed this 12th day of May, 2000.

Dorothy Orme

Dorothy Orme

STATE OF TENNESSEE}
COUNTY OF DAVIDSON}

On this 12th day of **May,** 2000, before me personally appeared **Dorothy Orme**, to me known to be the persons who executed the foregoing instrument and acknowledged that **she** executed the same as **her** free act and deed

.

WITNESS my hand and official seal at Nashville, Tennessee, this 12th day of May, 2000.

NOTARY PUBLIC

DONALD E. KNIFFEN
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

My Commission Expires: 1-25-2003