File in Box No. 19 B

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 09/27/00 12:14 2pgs
Fees:11.00 Taxes:333.00

20000927-0095670

STATE OF TENNESSEE #00-9-25-B
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 90,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19th DAY OF September 2000

Notary Public

SCOTT D. WEISS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

MY COMMISSION EXPIRES: May 28, 2003
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

PETER WEISS, ATTORNEY AT LAW, 761 Old Hickory Blvd, Suite 102, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
JIMMY C. PHILLIPS	GOLD BANC MORTGAGE, INC.,	MAP 083-03
(NAME)	(NAME)	
1423 Porter Road	10975 El Monte. Ste. 225	Parcel 109
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206	Overland Park, KS 66211	FB #15DA-34730
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, HELEN T. MARTIN AND HUSBAND, AARON E. RUSSELL AND SHIRLEY B. RUSSELL AND HUSBAND, JAMES D. RUSSELL

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO JIMMY C. PHILLIPS, A SINGLE PERSON, AND SHELLEY S. FRANCE, A SINGLE PERSON, AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

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:

A tract of land located in Davidson County, Tennessee, being part of the westerly part of Lot No. 2 of the Plan showing Subdivision of the Bradford and McClure Lands, of Lots Nos. 61 and 62, and part of Lot No. 63 on the Plan of Brownsville, as of record in Book 21, Page 9, Register's Office for said County, said Plan of Division is not of record, but was made September 21, 1922, by Erle Drake, County Surveyor, and more particularly described according to a survey by A & A Engineers, Inc., dated April 23, 1981, as follows:

BEGINNING at an iron pin on the easterly margin of Porter Road at the northeast corner of property conveyed to Samuel D. Pitt and wife, Wilma J. Pitt, from Joan E. Marks and Cheryl C. Carr, of record in Book 5131, Page 265, Register's Office for Davidson County, Tennessee; thence, with easterly margin of Porter Road North 27 degrees East 113.0 feet to a pin; thence, South 64 degrees 15 minutes East 141.0 feet to a stake; thence, South 9 degrees 00 minutes West 68.0 feet to an iron pin; thence, North 80 degrees 30 minutes West 168.0 feet to the point of BEGINNING.

TOGETHER with an Easement for ingress and egress over Tract II, more particularly described as follows:

BEGINNING at an iron pin located in the eastern R.O.W. margin of Porter Road, said pin also being on the common line between Tract I and II; thence, with said R.O.W. North 27 degrees East 25 feet to a point; thence, South 54 degrees 09 minutes 27 seconds East 142.67 feet to a point in the common line between Tract I & II; thence, with said line North 64 degrees 15 minutes West 141 feet to the POINT OF BEGINNING.

CONTINUED

unimproved ( )
This is improved (X) property, known as 1423 Porter Road, Nashville, TN 37206
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 hand s this 19th day of September 2000

HELEN T. MARTIN

SHIRLEY B. RUSSELL

AARON E. RUSSELL

JAMES D. RUSSELL

LEGAL DESCRIPTION CONTINUATION

BEING the same property conveyed to Helen T. Martin and husband, Aaron E. Russell and Shirley B. Russell and husband, James D. Russell, by Deed from SAM ADAMS, UNMARRIED, of record in Book 11504, Page 108, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

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 Helen T. Martin and husband, Aaron E. Russell and Shirley B. Russell and husband, James D. Russell, the bargainors, 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 Brentwood, Tennessee, this 19th day of August, 2000.

My Commission Expires: 5/28/03

Notary Public

