WARRANTY DEED

Davidson County DEEDWARR
Recvd: 03/20/01 14:02 2pgs
Fees:11.00 Taxes:166.50

20010320-0026769

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 45,000.00

X Dorris Goad
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19th DAY OF March 20 01

Deanie L. Gregory
Notary Public

MY COMMISSION EXPIRES: March 23, 2002
(AFFIX SEAL)

NOTARY PUBLIC DAVIDSON COUNTY STATE OF TENNESSEE

THIS INSTRUMENT WAS PREPARED BY
Deanie L. Gregory, Attorney-at-Law, 223 Madison Street, S. 103, Madison, TN 37115

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Dorris Goad (NAME)	Same as New Owners (NAME)	MAP 72-10
3103 Hillside Road (ADDRESS)	(ADDRESS)	PARCEL 91
Nashville, Tenn. 37207 (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, Phillips-Robinson Co. a Tennessee Corporation

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Dorris Goad and wife, Ina Goad as Tenants in Common without the 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:

Land in Davidson County, Tennessee, being the west one-half of Lot No. 43 on the Map of Bush Spains Subdivision of the Zach Stell Lands of record in Book 161, Page 129, Register's Office for Davidson County, Tennessee.

Said west one-half of Lot No. 43 fronts 50 feet on teh southerly side of Spain Avenue and runs back between parallel lines 165 feet to a dead line.

Being the same property conveyed to Phillips-Robinson Co. by Warranty Deed from Arnold Lewis Williams and wife, Hazel E. Williams of record in Book 5551, Page 543, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO NOTES, EASEMENTS, BUILDING SETBACK LINES, ETC., IF ANY, AS MAY BE SET FORTH ON THE MAP OF BUSH SPAINS SUBDIVISION OF THE ZACH STULL LANDS AS OF RECORD IN BOOK 161, PAGE 129, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE AND FURTHER SUBJECT TO JOINT DRIVEWAY AGREEMENT OF RECORD IN BOOK 4556, PAGE 348, SAID REGISTER'S OFFICE.

unimproved ( )
This is improved (X) property, known as 1014 Spain Avenue, Nashville, TN 37216
(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 my hand this 19th day of March 20 01

Phillips-Robinson Co.
a Tennessee Corporation
By:

X
President

STATE OF TENNESSEE
COUNTY OF

Personally appeared before me, ______, a Notary Public in and for said County and State, the within named ______

the bargainor ______, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that ______ executed the within instrument for the purposes therein contained. Witness my hand and official seal at ______, Tennessee, this ______ day of ______ 19______ .

Commission expires ______

______ Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared Charles R. Robinson XXX with whom I am personally acquainted and who upon his oath(s) acknowledged himself to be the President XXX xxxxxxxx of the Phillips-Robinson Co., A Tenn. Corporation the within named bargainor a xxx corporation, and that he as such President XXX being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said Charles R. Robinson as such President, xxxxxxxxxxxxxxxxxxxxx XXXXXX.

Witness my hand and official seal at office at Nashville, TN 37216 on this 19th day of March xxxx 2001.

My commission expires March 23, 2002

Marie L. Gregory
Notary Public

OLANIE GREGORY NOTARY PUBLIC LARGE