WARRANTY DEED

RICHARD MANSON NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires MAY 28, 2003

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $65,000.00

John L Phillips
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9TH DAY OF SEPTEMBER, 2002.

Notary Public

MY COMMISSION EXPIRES: .
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Bicentennial Title & Escrow, 1319 Fifth Avenue North, Nashville, TN 37208

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
John Leslie Phillips	John Leslie Phillips	81-16-256
(NAME) 3117 West Hamilton Rd	(NAME) 3117 West Hamilton Rd	
(ADDRESS) Nashville TN 37218	(ADDRESS) Nashville, TN 37218	
(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, Dewey Burnett, unmarried, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO John Leslie Phillips and wife, Carolyn R. Phillips, 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 part of Lot No. 12 on the Plan of Subdivision of Lots of the McGavock Estate, of record in Plan Book 1, page 33, of the Chancery Court at Nashville, Tennessee.

Said part of Lot No. 12 begins at a point on Monroe Street, corresponding with the northeast corner of the drug store on the corner of Monroe Street and McLemore Street (now Ninth Avenue North); running thence eastwardly, with the southerly margin of Monroe Street, 48 feet 6 inches to the mutual corner of Lots Nos. 12 and 13 of said Plan; thence with the dividing line between said Lots Nos. 12 and 13 southerly 150 feet to an alley in the rear; thence with said alley, westwardly 38 feet 6 inches to a point; thence northwardly 150 feet to the beginning. In this conveyance it is intended to convey all of the brick building except the drug store on the corner as it was originally built.

~~Being the same property conveyed to John Leslie Phillips, unmarried, by deed from Dewey Burnett of record in Instrument No. xxxxxxxxxxxxxxxxxxxx, said Register's Office.~~

Being the same property conveyed to G.B. Jones, as to a life estate reserving unto Dewey Burnett the remainder interest, by deed from Dewey Burnett, of record in Book 7688, page 102, said Register's Office. The said G. B. Jones having since died.

unimproved ☐

This is improved ☒ property, known as 811, 813,815 Monroe Street, Nashville, TN 37208
(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 9th day of September, 2002.

Dewey Burnett

Davidson County DEEDWARR
Recvd: 09/12/02 15:12 2pgs
Fees:13.00 Taxes:240.50

20020912-0111489

STATE OF TENNESSEE

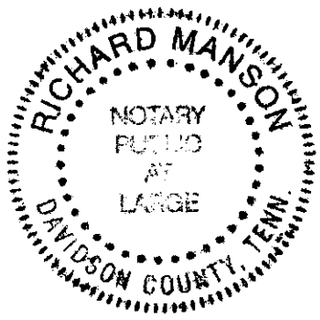
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Dewey Burnett the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 9th day of September, 2002.

Commission expires:

Notary Public



My Commission Expires MAY 28, 2003