This instrument prepared by:
WILLIAMS SHIELDS & WILLMAN
Attorneys - at - Law
Suite 100, Cumberland Office Bldg.
101 Cumberland Avenue
Madison, Tennessee 37115

BOOK 5012 PAGE 146

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Bobby Reese Phillips	Collateral Investment Company	Map 60-12
(NAME)	(NAME)	
117 Hart Lane	2233 Fourth Avenue North	Parcel 58
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tennessee 37207	Birmingham, Alabama 35203	
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) *Dollars,*
cash in hand paid and other good and valuable considerations, the receipt of which is hereby acknowledged,

We, CURTIS D. PHILLIPS AND WIFE, PATRICIA A. PHILLIPS,

have this day bargained and sold, and do hereby transfer and convey unto the said
BOBBY REESE PHILLIPS, his

(successors), heirs and assigns,
certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being part of the Russell M. Tate 6.17 acre tract described in a deed of record in Book 1537, page 578, Register's Office for said County, and described according to a survey made by Z. J. Wilkinson, Surveyor, dated November 7, 1958, as follows to wit:

Beginning at a point in the northerly margin of Hart Lane, said point being the southeast corner of the 6.17 acre Tate tract and same being the southwest corner of a ten acre tract conveyed to Edna McGann Alexander by deed from Lucille Smith of record in Book 1513, page 117, said Register's Office; thence from said point north 6° east 200 feet along the common boundary of the 6.17 acre Tate tract and the said Alexander tract to an iron pin in said common boundary line; thence north 82° 25' west 70 feet to an iron pin; thence south 6° west 200 feet to an iron pin in the northerly margin of Hart Lane; thence east along the northerly margin of Hart Lane, 70 feet to the point of beginning.

Being the same property conveyed to Curtis D. Phillips and wife, Patricia A. Phillips, by deed from Larry D. Dixon and wife, Bobbie H. Dixon, of record in Book 4836, page 512, said Register's Office.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 21,500.00

Subscribed and sworn to before me, this the 23rd day of March 19 76

Affiant Bobby Reese Phillips

My commission expires 11/17/76 (Affix Seal)

Notary Public Diane H Floyd

This is improved ~~unimproved~~ property, known as 117 Hart Lane, (House Number) (Street) Nashville P. O. Address: (City or Town

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said
Bobby Reese Phillips, his
(successors), heirs and assigns forever. We *covenant that* we are *lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.*

We *further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to said real estate to said* Bobby Reese Phillips, his
(successors), heirs and assigns, against the lawful claims of all persons.

Witness our hand s this 23rd day of March, 19 76 *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Curtis D. Phillips

Patricia A. Phillips

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned *a Notary Public in and for said County and State,* Curtis D. Phillips and wife, Patricia A. Phillips,

the within named bargainor s, *with whom I am personally acquainted, and who acknowledged that* they *executed the within instrument for the purposes therein contained.*

Witness my hand and official seal at Madison *Tennessee, this* 23rd *day of* March, *19*76

Diane G. Floyd *Notary Public*

Commission expires 11-17-76

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Before me, ..., *a Notary Public of the State and County aforesaid, personally appeared* ....., *with whom I am personally acquainted, and who, upon oath, acknowledged* .....*self to be* ....*of the* ....., *the within named bargainor, a corporation, and that* .....*he as such* ....., *being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by* .....*self as* .....

Witness my hand and seal, at office in ....., *this* .....*day of* ....., *19*.....

.....*Notary Public*

Commission expires .....

APR-5 76	CONV	21,500.00				
APR-5 76 S'TAX			B*	55.90		
APR-5 76 P&'FEE			B*	.50		
APR-5 76	W'DEED		B*	4.00	*	60.40

WARRANTY DEED

FROM

CURTIS D. PHILLIPS ET UX

TO

BOBBY REESE PHILLIPS

D 43165

IDENTIF. REFERENCE

APR 5 10 37 AM '76

FELIX ... REGISTER
DAVIDSON COUNTY, TENN.

Compliments of
Madison Title Company
320 Gallatin Road
MADISON, TENNESSEE 37115
Representing
Chicago Title Insurance Company
CHICAGO, ILLINOIS