BOOK 5118 PAGE 955

Prepared by: NEAL & HARWELL
800 Third National Bank Bldg.
Nashville, Tennessee 37219

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Ed M. Phillips (NAME)	Guaranty Mortgage Company (NAME)	160-4-116
5233 Kincannon Drive (STREET ADDRESS OR ROUTE NUMBER)	311 7th Avenue, North (STREET ADDRESS)	
Nashville, Tennessee (CITY) (P. O. ZONE) (STATE)	Nashville, Tennessee (CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of Fifty-five thousand nine hundred ($55,900) Dollars,

including cash and the assumption of the balance of the debt secured by a Deed of Trust to Guaranty Mortgage Company of record in Book 4753, page 435, Register's Office for Davidson County, Tennessee.

Grantees, Ed M. Phillips and wife, Donna J. Phillips, agree to assume all encumbrances stated in Deed of Trust to Guaranty Mortgage Company, of record in Book 4753, page 435, Register's Office for Davidson County, Tennessee.

Paul L. McDonald and Donna L. McDonald

have this day bargained and sold, and do hereby transfer and convey unto the said Ed M. Phillips and wife, Donna J. Phillips, their heirs, successors and assigns, (XXXXXXXXXXXXXXX)

certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being Lot No. 14, on the Plan of Brentview Hills, as of record in Book 3300, pages 43 and 44, Register's Office for said County. Said Lot No. 14 fronts 165 feet on the east side of Kincannon Drive as measured with a slight curve and runs back 242.1 feet on the north line and 218.6 feet on the south line, to a broken line in the rear on which it measures 196.10 feet.

Being the same property conveyed to Paul L. McDonald and wife, Donna L. McDonald, by deed from John E. Callahan and wife, Annette A. Callahan, of record in Book 4743, page 533, Register's Office for said County. Paul L. McDonald and Donna L. McDonald are now divorced.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 55,900

Subscribed and sworn to before me, this the 26th day of FEBRUARY 19 77

Affiant Paul L. McDonald

My commission expires FEB. 4 1979 (Affix Seal)

Notary Public Nancy Edwards

This is improved (X) unimproved ( ) property, known as 5233 Kincannon Drive, Nashville, Tennessee
(House Number) (Street) 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 Paul L. McDonald and Donna L. McDonald (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 Ed M. Phillips and wife, Donna J. Phillips, their successors heirs and assigns, against the lawful claims of all persons.

Witness our hand S this 26th day of February, 1977, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Ed M. Phillips
Donna J. Phillips
GRANTEES

Paul L. McDonald
Donna L. McDonald
GRANTORS

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Nancy Edwards, a Notary Public in and for said County and State, Paul L. McDonald and Donna L. McDonald

the within named bargainors, 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 Nashville Tennessee, this 26th day of February, 1977.

Nancy Edwards Notary Public

Commission expires Dec 4, 1979

FEB28	CONV	55,900.00		
FEB28	S'TAX		145.34	
FEB28	PR'FEE		.50	
FEB28	W'DEED		4.00	★ 149.84

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.....

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Nancy Edwards, a Notary Public in and for said County and State, Ed M. Phillips and Donna J. Phillips, the within named bargainors, 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 Nashville, Tennessee, this the 26th day of February, 1977.

Nancy Edwards
NOTARY PUBLIC

Commission Expires: Dec 4, 1979

WARRANTY DEED

FROM
PAUL L. MC DONALD AND
DONNA L. MC DONALD

TO
ED M. PHILLIPS AND WIFE,
DONNA J. PHILLIPS

D 9 1 1 1 3

IDENTIF. REFERENCE

FEB 28 10 17 AM '77

FELIX REGISTER
DAVIDSON COUNTY, TENN.

Compliments of

Chicago Title Insurance Company
First Floor — First American Center
Phone 255-4631
NASHVILLE, TENNESSEE 37238