BOOK 5191 PAGE 5

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 36,771.55

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF August, 19 77

Notary Public

MY COMMISSION EXPIRES: 1-24-80

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Harold Reeves, Attorney, 311 Plus Park Blvd, Nashville, Tennessee

NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Clarence W. Phillips (NAME)	Home Federal Savings & Loan Assoc. (NAME)	148-8
Atty at Law E Depot Street (STREET ADDRESS OR ROUTE NUMBER)	230 Fourth Avenue North (STREET ADDRESS)	122
Shelbyville Tenn 37160 (CITY) (STATE) (P. O. ZIP)	Nashville, TN 37219 (CITY) (STATE) (ZIP)	2DU 23403

FOR AND IN 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, Robert Fenton and wife, Carol J. Fenton

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Clarence W. Phillips and wife, Faith P. 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:

BEING Lot No. 98 on the Plan of Oakwood Terrace, Section 2, as of record in Book 4460, pages 118 and 119, Register's Office, Davidson County, Tennessee, to which plan reference is made for more complete description.

BEING the same property conveyed to Robert Fenton and wife, Carol J. Fenton, by deed from Clifford Marion Wooten and wife, Minnie Mai Wooten, of record in Book 4964, page 954, Register's Office, Davidson County, Tennessee.

THIS conveyance is subject to restrictions and easements of record in the Register's Office, Davidson County, Tennessee; especially to the restrictions of record in Book 4650, page 995, and Book 4689, page 376, Register's Office, Davidson County, Tennessee.

GRANTEES herein agree to assume and pay the unpaid balance of a note secured by a Deed of Trust to Home Federal Savings & Loan Assoc. of record in Book 4796, page 723, Register's Office, Davidson County, Tennessee.

unimproved ( )
This is improved (XX) property, known as 4512 Xavier Drive, Antoich, TN
(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 29th day of August, 19 77

Robert Fenton
ROBERT FENTON

Carol J. Fenton
CAROL J. FENTON

STATE OF TENNESSEE
Davidson County

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Robert Fenton and wife, Carol J. Fenton

the 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 29th day of August, 1977

Commission expires 6-24-80

Notary Public

STATE OF TENNESSEE
Davidson County

Before me, a Notary Public within and for the State and County aforesaid, personally appeared and (his oath) (himself) with whom I am personally acquainted and who upon (their several oaths) acknowledged (themselves) to be the and respectively of the the within named bargainor, a corporation, and that (he) (they) as such and, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said as such, and attesting the same by the said as such

Witness my hand and official seal at office at on this the day of, 19

My commission expires

Notary Public

E 23249

WARRANTY DEED

FROM Robert Fenton and wife, Carol J. Fenton

TO Clarence W. Phillips and wife, Faith P. Phillips

IDENTIF. REFERENCE

AUG 30 3 07 PM '77

FELIX [illegible] REGISTER
DAVIDSON COUNTY, TENN.

FILE BOX # 12

AUG 30 77	CONV	36,771.55	B*	95.68	
AUG 30 77	S'TAX		B*	.50	
AUG 30 77	PR'FEE		B*	4.00	* 100.18
AUG 30 77	W'DEED				