BOOK 5227 PAGE 877

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 34,900.00

William C. Phillips
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28TH DAY OF NOVEMBER, 19 77

Notary Public

MY COMMISSION EXPIRES: 6-24-78

(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
William Clifford Phillips (NAME)	Mortgage Corporation of the South (NAME)	5DU 13623
116 Antioch Court (STREET ADDRESS OR ROUTE NUMBER)	2119 Sixth Avenue, North (STREET ADDRESS)	148-3
Antioch, Tennessee 37013 (CITY) (STATE) (P. O. ZIP)	Birmingham, AL 35202 (CITY) (STATE) (ZIP)	162

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, Earl R. Caldwell, Jr. et ux Frances E. Caldwell

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO William Clifford Phillips et ux Wilma Sue 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. 1018 on the Plan of Cherokee Hills, Section 10, of record in Book 4660, Page 27, Register's Office, Davidson County, Tennessee.

BEING the same property conveyed to Earl R. Caldwell, Jr. et ux Frances E. Caldwell by deed from Jessie L. Atkins et ux Lorene Atkins of record in Book 4858, Page 843, Register's Office, Davidson County, Tennessee.

Restrictions of record in Book 4702, Page 84, said Register's Office.
Public utility easement; anchor easement; drainage easement and building lines of record in Plat Book 4660, Page 27, said Register's Office.

THIS conveyance is subject to any and all existing easements of record.

This is { unimproved } { improved } property, known as 116 Antioch Court (House Number) (Street) Antioch, Tennessee 37013 (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 seised 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 28TH day of NOVEMBER, 19 77

Earl R. Caldwell, Jr. Earl R. Caldwell Jr.

Frances E. Caldwell Frances E. Caldwell

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STATE OF TENNESSEE
Davidson County

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Earl R. Caldwell, Jr. et ux Frances E. Caldwell

the bargainor, 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 28th day of NOVEMBER 19 77.

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 _____ with whom I am personally acquainted and who upon (his oath) (their several oaths) acknowledged (himself) (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 39242

WARRANTY DEED

FROM Earl R. Caldwell, Jr.

TO William Clifford Phillips

IDENTIF. REFERENCE

NOV 30 9 47 AM '77

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Rec $ 95.24

NOV 30 77	CONV	34,900.00			
NOV 30 77	S'TAX		B*	90.74	
NOV 30 77	PR'FEE		B*	.50	
NOV 30 77	W'DEED		B*	4.00	* 95.24