WARRANTY DEED

BOOK 5234 PAGE 1

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO	MAP PARCEL NUMBERS
DONALD MARK PHILLIPS (NAME)	The Benford-Whiting Company (NAME)	Map 162-13
109 Cedar Valley Court (STREET ADDRESS OR ROUTE NUMBER)	P.O. Box 17322 (STREET ADDRESS)	Parcel 16
Nashville, Tennessee 37211 (CITY) (P. O. ZONE) (STATE)	Nashville, Tennessee 37217 (CITY) (ZONE) (STATE)	5DU 42601

FOR AND IN CONSIDERATION of the sum of TEN ($10.00) *Dollars,*

cash in hand paid and other good and valuable considerations the receipt of which is hereby acknowledged and the agreement of the grantees herein to assume the balance due and owing on a note payable to the Benford-Whiting Company which note is secured by a deed of trust of record in Book 5215, page 134, Register's Office for Davidson County, Tennessee.

BOBBY D. MADEWELL and wife, JANACE F. MADEWELL, Grantors

have this day bargained and sold, and do hereby transfer and convey unto the said DONALD MARK PHILLIPS and wife, CAROLYN PHILLIPS, Grantees

their

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

BEING Lot No. 16 on the Plan of Cedarwood Estates Section I as of record in Book 4675, page 62, Register's Office for Davidson County, Tennessee.

SAID Lot No. 16 fronts 34.92 feet along the northerly margin of Cedar Valley Court as measured along a curve, and extends back 116.80 feet on the southerly line and 184.24 feet on the northeasterly line to a broken line in the rear on which it has a total measurement of 161.38 feet.

BEING all the same property conveyed to Bobby D. Madewell and wife, Janace F. Madewell by deed from The Government National Mortgage Association of record in Book 5215, page 132, Register's Office for Davidson County, Tennessee.

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value whichever is greater, for this transfer is $ 39,450.00

Subscribed and sworn to before me, this the 16th day of December 19 77

Donald Mark Phillips
Affiant

My commission expires: 5-10-71 (Affix Seal)

Notary Public

This is improved ( ) unimproved (X) property, known as 109 Cedar Valley Court (House Number) (Street) P. O. Address: Nashville (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said DONALD MARK PHILLIPS and wife, CAROLYN PHILLIPS their *(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 and our *heirs and representatives, to warrant and forever defend the title to said real estate to said* DONALD MARK PHILLIPS and wife, CAROLYN PHILLIPS their *(successors), heirs and assigns, against the lawful claims of all persons.*

Witness our *hand* S *this* 16th *day of* December, 19 77, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Bobby D. Madewell
BOBBY D. MADEWELL

Janace F. Madewell
JANACE F. MADEWELL

BOOK 5234 PAGE 2

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, ..., *a Notary Public in and for said County and State,* BOBBY D. MADEWELL and wife, JANACE F. MADEWELL .....

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 Nashville *Tennessee, this* 15th *day of* December, *19* 77.

Commission expires 5-10-81 ..... *Notary Public*

JOE SAPERSTEIN NOTARY PUBLIC DAVIDSON COUNTY TENN.

STATE OF TENNESSEE }
COUNTY OF }

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.....

THIS INSTRUMENT WAS PREPARED BY: Joe Saperstein, Attorney
Suite 303, 4515 Harding Road
Nashville. Tennessee 37205

E 42087.

IDENTIF. REFERENCE

DEC 16 11 19 AM '77

FELIX Z. YANSOUNI REGISTER
DAVIDSON COUNTY, TENN.

DEC16 77	CONV	39,450.00			
DEC16 77	S'TAX		B*	102.44	
DEC16 77	PR'FEE		B*	.50	
DEC16 77	W'DEED		B*	4.00	* 106.94

WARRANTY DEED

FROM

BOBBY D. MADEWELL and wife,

JANACE F. MADEWELL

TO

DONALD MARK PHILLIPS and

wife, CAROLYN PHILLIPS

TITLE INSURED BY POLICY NUMBER:

43-013-23880F

The Associates, Inc. Livery of Seisin

Compliments of

Title Associates, Inc.

Tennessee Agent of

USLIFE TITLE INSURANCE
Company of New York