WARRANTY DEED

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $125,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3rd DAY OF March, 1978.

Notary Public

MY COMMISSION EXPIRES: 4-6-79

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Lawyer's Escrow Service, Inc., 300 James Robertson Parkway, Nashville, Tennessee
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
A. Donovan Faust, et ux (NAME)	Guaranty Mortgage Co. Div. (NAME)	Map 116-15
501 Lynwood Boulevard (STREET ADDRESS OR ROUTE NUMBER)	P. O. Box 786 (STREET ADDRESS)	Parcel 64
Nashville, Tennessee 37205 (CITY) (STATE) (P. O. ZIP)	Brentwood, Tennessee 37027 (CITY) (STATE) (ZIP)	

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, ALBERT H. PHILLIPS AND WIFE, ELIZABETH G. PHILLIPS

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO A. DONOVAN FAUST AND WIFE, BARBARA W. FAUST,

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 "C" on the Plan of Charles B. McClellan's Resubdivision of certain lots in Joe Calhoun's Resubdivision of part of Royal Oaks Subdivision, as of record in Book 2330, page 140, Register's Office for said County, described as follows:

Beginning at a monument in the southwesterly margin of Glen Eden Drive at the common corner of said lot "C" and Lot No. 10 of Block No. 8 on the Plat of Joe Calhoun's Resubdivision of part of Royal Oaks Subdivision , as of record in Book 547, page 167, said Register's Office; thence with the line between said two lots south 34 deg. 45' west 131.33 feet to a corner of Lot "A" of said McClellan's Resubdivision; thence with the line between said lots "A" and "C" south 31 deg. 30' east 144.3 feet and south 14 deg. 05' west 33 feet to the northwest corner of Lot "B" of said McClellan's Resubidvision; thence with the line between said lots "B" and "C" north 81 deg. 56' east 174 feet to the westerly margin of Lynwood Boulevard; thence with the westerly margin of said Boulevard along a slight curve to the left, having a radius of 1187.8 feet, northerly 119.4 feet to a monument at the beginning of a curve; thence around a curve to the left, having a radius of 32.8 feet, northwesterly 26.4 feet to a monument in the southwesterly margin of Glen Eden Drive; thence with the southwesterly margin of said Drive north 55 deg. 33' west 173 feet to the beginning, containing 40,168 square feet.

Being the same property conveyed to Albert H. Phillips and wife, Elizabeth G. Phillips by deed from Connie H. Jackson and husband, Robert F. Jackson, III, of record in Book 5136, page 637, Register's Office for Davidson County, Tennessee.

This is unimproved ( ) improved (X) property, known as 501 Lynwood Boulevard, Nashville, Tennessee 37205
(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 hands this 10th day of February, 1978

ALBERT H. PHILLIPS BY: * Elizabeth G. Phillips ELIZABETH G. PHILLIPS
Elizabeth G. Phillips, Attorney in fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Elizabeth G. Phillips

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

Witness my hand and official seal at Nashville, Tennessee this 10th day of February, 1978

Commission Expires 11-6-79

Shirley E. Jackson
Notary Public

STATE OF
County

Before me, CONV 30,000.00, a Notary Public within and for the State and County aforesaid, personally appeared CONV 30,000.00 and STATE TAX 35.00, with whom I am personally acquainted and who upon { his oath / their several oaths } { acknowledged } { himself / themselves } to be the RECORDING FEE .50 and MORTGAGE TAX 329.50 respectively of the 4.00 * the within named bargainor, a corporation, and that { he / they } { as such } and , being authorized so to do, executed the foregoing instrument for the purpose 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

IDENTIFICATION REFERENCE
FILED FOR REGISTER'S OFFICE
DAVIDSON COUNTY, TENN.
MAR 10 3 15 PM '78

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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, on this 10th day of February, 1978, Elizabeth G. Phillips, to me known to be the person who executed the foregoing instrument in behalf of Albert H. Phillips, and acknowledged that she executed the same as the free act and deed of the said Albert H. Phillips.

Witness my hand and seal, at office in Nashville, Tennessee, this 10th day of February, 1978.

Shirley E. Jackson
Notary Public

My commission expires: November 6, 1979

WARRANTY DEED

FROM
ALBERT H. PHILLIPS and wife

TO
A. DONOVAN FAUST and wife

TITLE INSURED BY POLICY NUMBER:

Title Associates, Inc. Livery of Seisin

Compliments of
Title Associates, Inc.
REPRESENTING
USLIFE TITLE INSURANCE
Company of New York

FILE: GEORGE E. MUDTER, JR., ATTY.