FORM NO. WD-1

BOOK 5280 PAGE 401

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 15,300.00

Frank R. Tinnon
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st DAY OF May 19 78

Sarah Pastore
Notary Public

MY COMMISSION EXPIRES: Jan 15 1982

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
JOHNSON & EDWARDS, ATTORNEYS, 600 Stahlman Building, Nashville, TN. 37201.
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
C. H. Phillips, et ux (NAME)	Security Federal S & l. (NAME)	23 - 15
3212B Spears Road (STREET ADDRESS OR ROUTE NUMBER)	4235 Hillsboro Road (STREET ADDRESS)	10D-15060
Nash, Tenn. (CITY) (STATE) (P. O. ZIP)	Nashville, Tennessee 37215 (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, Frank R. Tinnon and L. M. Clendenin

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO C. H. Phillips and wife, Anita L. 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:

LAND in the 10th Civil District of Davidson County, Tennessee, and being shown as Tract 2 on the survey of the F. Tinnon and L. M. Clendenin property, by John B. Bates, Surveyor, dated 5/13/77, as follows:

BEGINNING at a steel post in the westerly margin of Crocker Springs Road at the common corner of Tracts 1 and 2; thence with the margin of said Road S. 29° E. 96 feet to an iron pin; thence with the margin of the same S. 16° 30' E. 114.0 feet to a steel post in the common corner of Tracts 2 and 3; thence with the line between said tracts S. 77° 15' W. 1628.0 feet to a stake in a Hickory Tree; thence partially along a fence line N. 68° W. 312.0 feet to an iron pin; being the common rear corner of Tracts 1 and 2; thence with line between said tracts N. 76° 18' 08" E. 1850.92 feet to the point of beginning, containing 7.65 acres, more or less.

BEING part of the property conveyed to Frank R. Tinnon and L. M. Clendenin by deed from Gene H. Paradise of record in Book 5086, Page 329, Register's Office Davidson County, Tennessee.

unimproved ( )
This is improved ( ) property, known as _____ (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 1st day of May, 19 78

Frank R. Tinnon — L M Clendenin

FRANK R. TINNON — L. M. CLENDENIN

STATE OF TENNESSEE
Davidson County

BOOK 5280 PAGE 402

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Frank R. Tinnon and L. M. Clendenin,

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 Goodlettsville, Tennessee, this 1st day of May 19 78

Commission expires 1/10/82

Sarah Cultice
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

WARRANTY DEED

FROM Frank R. Tinnon and L. M. Clendenin

TO C. H. Phillips et ux

E 63069

IDENTIF. REFERENCE

MAY 3 11 19 AM '78

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

MAY-3 78	CONV	15,300.00			
MAY-3 78	S'TAX		B*	39.78	
MAY-3 78	PR'FEE		B*	.50	
MAY-3 78	W'DEED		B*	4.00	* 44.28