THIS INSTRUMENT PREPARED BY: Thomas M. Black, Attorney at Law
223 Madison Street
Madison, TN 37115

BOOK 5305 PAGE 717

WARRANTY DEED

This instrument prepared based upon information furnished by parties.

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO	MAP PARCEL NUMBERS
PHILLIP HENDERSON (NAME)	CHURCHILL MORTGAGE CORP. (NAME)	Map 71-11
338 Edith Avenue (STREET ADDRESS OR ROUTE NUMBER)	1835 Savoy Drive, N.E. Suite 300 (STREET ADDRESS)	Parcel 86
Nashville, Tennessee 37207 (CITY) (P. O. ZONE) (STATE)	Atalnta, Georgia 30341 (CITY) (ZONE) (STATE)	12 D 51305

FOR AND IN CONSIDERATION of the sum of ----------TEN AND NO/100----------

----------($10.00)---------- *Dollars,*
cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, including the Grantee assuming a certain unpaid indebtedness of record in Book 4958, page 434, Register's Office for Davidson County, Tennessee, which Grantee promises to pay and to hold Grantor harmless from same,

RANDALL E. TIDWELL, hereinafter referred to as Grantor,

have this day bargained and sold, and do hereby transfer and convey unto the said

PHILLIP HENDERSON, hereinafter referred to as Grantee,

his *(successors), heirs and assigns,*

certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being part of Lot No. 2 on the plan of the Ogden property of record in Plat Book 1, pages 115 and 133, Chancery Court Clerk's Office for Davidson County, Tennessee, and being the easterly 54 feet front and 58.5 feet rear of Lot 1 on a survey of said Lot No. 2 for W. West made by Z. J. Wilkinson, dated July 22, 1952, and described in part according to a survey of John Kohl, dated September 25, 1975, as follows:

Beginning at a point in the northerly margin of Edith Avenue at an iron pin; thence northwardly 158 feet to an iron pin; thence westwardly 58.5 feet (passing an iron pin at 54.0 feet), to a point; thence southwardly 163 feet more or less to a point in the northerly margin of Edith Avenue; thence with the margin of the same eastwardly 55 feet to the point of beginning.

Being the same property conveyed to Randall E. Tidwell and wife, Patsy J. Tidwell by deed from Margaret Robinson Smith Cowan of record in Book 4958, page 432, Register's Office for Davidson County, Tennessee, the said Patsy J. Tidwell having since died, the said property vests solely in Randall E. Tidwell.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON } The actual consideration or value whichever is greater, for this transfer, is $ 15,168.90

Subscribed and sworn to before me, this the 29th day of June 19 78

Affiant Phillip Henderson

My commission expires: 11/13/79 (Affix Seal)

Notary Public

This is unimproved ( ) improved XXX property, known as 338 Edith Avenue, Nashville, Tennessee
(House Number) (Street) P. O. Address: (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said grantee, his *(successors), heirs and assigns forever.* I *covenant that* I am *lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.*

I *further covenant and bind* myself, my *heirs and representatives, to warrant and forever defend the title to said real estate to said* grantee, his *(successors), heirs and assigns, against the lawful claims of all persons.*

Witness my *hand this* 29th *day of* June, 19 78 *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Randall E. Tidwell

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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,* RANDALL E. TIDWELL

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

Witness my hand and official seal at Madison, Tennessee. *this* 29th *day of* June, *19* 78.

Commission expires 11/13/79

Notary Public

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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.....

JUN 30 78	CONV	15,168.90				
JUN 30 78	S'TAX		B*	39.52		
JUN 30 78	PR'FEE		B*	.50		
JUN 30 78	W'DEED		B*	4.00	*	44.02

WARRANTY DEED

FROM
RANDALL E. TIDWELL
TO
PHILLIP HENDERSON

E 74205

IDENTIF. REFERENCE

JUN 30 9 24 AM '78

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Compliments of
Commonwealth Title Agency
of Nashville, Inc.
Suite 106 Madison Bldg.
223 Madison St.
MADISON, TENNESSEE 37115