223 Madison Street, Madison, Tennessee 37115

BOOK 5314 PAGE 716

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO	MAP PARCEL NUMBERS
RICHARD C. PHILLIPS, ET UX	Fidelity Federal Savings	Map 26-16
(NAME)	(NAME)	
214 Cumberland Hills Drive	401 Union	Parcel 19
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Madison, Tennessee 37115	Nashville, Tennessee	10 D 43845
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of ----------TEN AND 00/100---------- ($10.00) ---------- *Dollars,*

cash in hand paid, and other good and valuable considerations, receipt of which is hereby acknowledged,

LARRY L. McREYNOLDS AND WIFE, HELEN McREYNOLDS, hereinafter referred to as Grantors, *have this day bargained and sold, and do hereby transfer and convey unto the said* RICHARD C. PHILLIPS AND WIFE, MARCIA L. PHILLIPS, hereinafter referred to as Grantees, their ..... (successors), heirs and assigns, *certain real estate in Davidson County, Tennessee, as follows:*

Being Lot No. 75 on the Plan of Section III, Mansker Meadows, as of record in Book 2900, page 26, Register's Office for said County.

Said Lot No. 75 fronts 100 feet on the westerly side of Cumberland Hills Drive, and extends back 374.13 feet on the northerly line and 383.1 feet on the southerly line, to a dead line in the rear on which it measures 130.97 feet.

Being the same property conveyed to Larry L. McReynolds and wife, Helen McReynolds, by deed from Ollie B. Baker, Jr., and wife, Maxine B. Baker, of record in Book 4859, page 329, Register's Office for Davidson County, Tennessee.

IT is hereby agreed and understood that Helen McReynolds and Helen S McReynolds are one and the same person

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 57,800.00

Subscribed and sworn to before me, this the 19th day of July, 1978

Affiant

My commission expires: April 18 1982 (Affix Seal)

Notary Public

This is improved (X) unimproved ( ) property, known as 214 Cumberland Hills Drive, Madison, Tn. (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 Grantees, 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.*, except for 1978 taxes which are this date prorated and assumed by Grantees.

We *further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to said real estate to said* Grantees, their (successors), *heirs and assigns, against the lawful claims of all persons.*

Witness our hands this 19th day of July, 1978, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

/s/ Larry L. McReynolds.

/s/ Helen McReynolds

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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,*

LARRY L. McREYNOLDS AND WIFE, HELEN McREYNOLDS

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

SEAL

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

Jack N Sloan
Notary Public

Commission expires April 18, 1982

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 .....

560718-2

WARRANTY DEED

FROM

LARRY L. McREYNOLDS, ET UX

TO

RICHARD C. PHILLIPS, ET UX

FIDELITY FEDERAL SAVINGS AND LOAN ASSOCIATION OF NASHVILLE

E 78299

IDENTIF. REFERENCE

JUL 21 3 06 PM '78

FELIX Z. WILSON III REGISTER
DAVIDSON COUNTY, TENN.

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

JUL 21 78	CONV	57,800.00			
JUL 21 78 S'TAX			B*	150.28	
JUL 21 78 PB'FEE			B*	.50	
JUL 21 78	W'DEED		B*	4.00	* 154.78