BOOK 5314 PAGE 860

FORM NO. WD-1

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 35,970.71

Ruth Scruggs
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st DAY OF July 19 78.

Notary Public

MY COMMISSION EXPIRES: 11-17-80

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
WILKINS, ADAMS, WEEMS & SPICER, ATTORNEYS
401 Union Street, Nashville, Tennessee 37219

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
RUTH SCRUGGS (NAME)	MORTGAGE CORP. OF THE SOUTH (NAME)	5DU 13623
P. O. Box 11395 (STREET ADDRESS OR ROUTE NUMBER)	2119 Sixth Avenue, North (STREET ADDRESS)	148-3
Nashville, TN 37211 (CITY) (STATE) (P. O. ZIP)	Birmingham, AL 35202 (CITY) (STATE) (ZIP)	162

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, WILLIAM CLIFFORD PHILLIPS and wife, WILMA SUE PHILLIPS

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO RUTH SCRUGGS

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 Davidson County, Tennessee, being Lot No. 1018 on the plan of Cherokee Hills, Section Ten, of record in Book 4660, page 27, Register's Office for said County.

SAID Lot No. 1018 fronts 39.93 feet on the southerly margin of a cul-de-sac at the terminus of Antioch Court and extends back 143.6 feet on the easterly line and 117.1 feet on the westerly line to a broken line in the rear, measuring 145.7 feet thereon.

BEING the same property conveyed to William Clifford Phillips and wife, Wilma Sue Phillips by deed from Earl R. Caldwell, Jr. and wife, Frances E. Caldwell of record in Book 5227,page 877, Register's Office for Davidson County, Tennessee.

IT is understood and agreed that part of the consideration for the transfer of this property is the agreement of the Grantee to assume the unpaid balance of a note secured by a first mortgage Deed of Trust to Mortgage Corporation of the South of record in Book 5227, page 879, said Register's Office, and also that the escrow account in connection with the aforesaid Deed of Trust is hereby transferred to the said Grantee.

This is unimproved ( ) improved (X) property, known as 116 Antioch Court, Antioch, TN 37013
(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 21st day of July, 19 78

X William C Phillips
William Clifford Phillips

X Wilma Sue Phillips
Wilma Sue Phillips

William Clifford Phillips

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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, the within named William Clifford Phillips and wife, Wilma Sue Phillips

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 NASHVILLE, TENNESSEE this 21st day of July 1978

Commission expires 11-17-80

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 WILLIAM CLIFFORD PHILLIPS et ux

TO RUTH SCRUGGS

E 78342

IDENTIF. REFERENCE

JUL 21 4 17 PM '78

FELIX Z. WILSON JR. REGISTER
DAVIDSON COUNTY, TENN.

Row 1, Box 8 (djm)

WILKINS, ADAMS, WEEMS & SPICER
ATTORNEYS AT LAW
1100 FIDELITY FEDERAL BUILDING
401 UNION STREET
NASHVILLE, TENNESSEE 37219

JUL 21 78	CONV	35,970.71			
JUL 21 78	S'TAX		B*	93.60	
JUL 21 78	PR'FEE		B*	.50	
JUL 21 78	W'DEED		B*	4.00	* 98.10