FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 27,057.02

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th DAY OF July, 1978.

Notary Public

MY COMMISSION EXPIRES: 10/28/78

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
ALAN L. SATURN, ATTORNEY 20th Floor, 1st American Center, Nashville, Tenn. 37238
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Alma G. JOhnson (NAME)	GUARANTY MORTGAGE COMPANY (NAME)	Map 90-12
6309 Robertson Road (STREET ADDRESS OR ROUTE NUMBER)	P. O. Box 786 (STREET ADDRESS)	Par 51
Nashville, Tenn. 37209 (CITY) (STATE) (P. O. ZIP)	Brentwood, Tennessee - 37027 (CITY) (STATE) (ZIP)	8DA-20925

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, GARY W. PHILLIPS and wife, ESTHER D. PHILLIPS

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO ALMA G. JOHNSON, Unmarried

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. 7 on the Map of Gaileywood Subdivision, as of record in Book 2663, page 123, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

BEING the same property conveyed to Gary W. Phillips and wife, Esther D. Phillips, by deed from Billie Shapard and wife, Irene D. Shepard, of record in Book 4878, page 498, 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 Grantees to assume the unpaid balance of a note secured by a first mortgage Deed of Trust to Guaranty Mortgage Company, of record in Book ____, page _____, Register's Office for Davidson County, Tennessee.

This is unimproved ( ) improved (XX) property, known as 6308 Robertson Road, Nashville, Tennessee - 37209
(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 26th day of July, 19 78

Gary W. Phillips — Esther D. Phillips

STATE OF TENNESSEE
Davidson County

BOOK 5316 PAGE 575

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Gary W. Phillips and wife, Esther D. Phillips

the bargainor s, 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 26th day of July 1978

Commission expires 10/28/78

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) as such _____ and (they) _____, 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 GARY W. PHILLIPS, et ux

TO ALMA G. JOHNSON, Unmarried

File Box 7 Alan L. Saturn, Atty.

E. 7.9 1 0.2 1

IDENTIF. REFERENCE

JUL 27 9 00 AM '78

FELIX Z. WILSON REGISTER
DAVIDSON COUNTY TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

JUL 27 78	CONV	27,057.02			
JUL 27 78	S'TAX		B*	70.46	
JUL 27 78	PR'FEE		B*	.50	
JUL 27 78	W'DEED		B*	4.00	* 74.96