VID B. HERBERT
ole, Bailey, Herbert & Crawford
3rd Floor, L & C Tower
Nashville, Tennessee 37219

WARRANTY DEED

REAU E. FOLK, JR. FORM

MAP-PARCEL NUMBER(S)	NAME AND ADDRESS OF NEW OWNER(S)	SEND TAX BILLS TO
80-8-301	Billy Joe Phillips Regina G. Lucas	Mercantile Mortgage Company P. O. Box 14569 St. Louis, Missouri 63178
FIELD BOOK NUMBER(S)	STREET ADDRESS OF SUBJECT PROPERTY (IF IMPROVED)	LOAN OR ACCOUNT NO.
13DA-66280	3242 Hinkle Drive	PROPERTY IS [XX] IMPROVED [ ] UNIMPROVED

EACH BOOK AND PAGE NUMBER REFERRED TO HEREIN, UNLESS OTHERWISE DESIGNATED, IS IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

For and in consideration of the sum of TEN DOLLARS ($10.00) and other good and valuable considerations, the receipt of which is hereby acknowledged,

JUL 28 78	CONV	25,000.00			
JUL 28 78	S'TAX		B*	65.00	
JUL 28 78	PR'FEE		B*	.50	
JUL 28 78	W'DEED		B*	4.00	* 69.50

Carl B. Collins, unmarried

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto Billy Joe Phillips and Regina G. Lucas

hereinafter called the Grantee, his heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 34 on the Plan of Section 4, Bordeaux Hills, as of record in Book 3600, page 49, Register's Office for said County.

Said Lot No. 34 fronts 55.0 feet on the northerly margin of Hinkle Drive and extends back 139.84 feet on the westerly line and 139.74 feet on the easterly line, to a line in the rear, measuring 55.0 feet thereon.

Being the same property conveyed to Carl B. Collins and wife, Shelia C. Collins, by deed from Harold E. Baker and wife, Rebecca A. Baker, as of record in Book 4744, pge 474, said Register's Office, the said parties having since divorced and said proeprty vested in Carl B. Collins, by decree of the 4th Circuit Court, as of record in Minute Book 96-A, page 82, and recorded in Book 5208, Page 841, said Register's Office.

This conveyance is made subject to restrictions of record in Book 3765, Page 141, said Register's Office.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the Grantee, his heirs, successors and assigns, forever.

And the Grantor covenants with the Grantee that he is lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, except taxes for the current year which have been prorated and assumed by Grantee herein.

The Grantor further covenants and binds himself, his heirs, successors and representatives to warrant and defend the title to the said land to the Grantee, his heirs, successors and assigns against the lawful claims of all persons.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

In witness whereof, the Grantor has hereunto set his hand (if a corporation, has caused its name to be signed hereto by its duly authorized officers) on this, the 27th day of July, 19 78.

Carl B. Collins

Carl B. Collins, unmarried

BOOK 5317 PAGE 492

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared the within named Carl B. Collins, unmarried the bargainor(s), 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 Nashville, Tennessee, this, the 27th day of July, 1978.

My commission expires: 4-18-82

Mary Ann Selley
Notary Public

STATE OF _____
COUNTY OF _____

Before me, _____, a Notary Public in and for the State and County aforesaid, personally appeared the within named _____ the bargainor(s), with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained.

Witness my hand and official seal at _____, this, the _____ day of _____, 19____.

My commission expires: _____

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

$ 25,000.00 Amount

Billy Joe Phillips

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th DAY OF July 19 78

MY COMMISSION EXPIRES: 4-18-82 (AFFIX SEAL)

Mary Ann Selley
Notary Public

WARRANTY DEED

FROM Carl B. Collins, unmarried

TO Billy Joe Phillips
Regina C. Lucas

E 7 9 5 1 6

IDENTIF. REFERENCE

JUL 28 2 29 PM '78

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Please Return to:
ORTALE, KELLEY, HERBERT & CRAWFORD
23rd Floor, Life & Casualty Tower
Nashville, Tennessee 37219

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, _____, a Notary Public in and for the State and County aforesaid, personally appeared _____ and _____, with whom I am personally acquainted, and who upon oath acknowledged _____ to be the _____ and _____, respectively, of _____, a corporation, the bargainor, and that _____, as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the said corporation by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at _____, Tennessee, this, the _____ day of _____ ____, 19____.

My commission expires: _____

_____
Notary Public