BOOK 5324 PAGE 422 FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $45000.00

William R. Philen
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th DAY OF August 19 78

Notary Public

MY COMMISSION EXPIRES: [illegible]
(AFFIX SEAL)

This Inst ... Was Prepared By
DENN ...Y & CHERNAU
2 ...venue North
N... ...nessee 37201

THIS INSTRUMENT WAS PREPARED BY
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
William R. Philen (NAME)	Fidelity Federal (NAME)	7-15
Lot 102 Grizzard Manor (STREET ADDRESS OR ROUTE NUMBER)	401 Union Street (STREET ADDRESS)	Par 40 Tr
Goodlettsville, TN 37072 (CITY) (STATE) (P. O. ZIP)	Nashville, Tennessee 37219 (CITY) (STATE) (ZIP)	

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, Don L. Manor and Raymond E. Tomlinson

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO William R. Philen and wife, Jennifer S. Philen

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. 102 on the Plan of Grizzard Manor Subdivision, Section 5, as of record in Book 4675, page 164, said Register's Office.

Said lot No. 102 fronts 187.11 feet on the westerly side of Graceland Drive and runs back 261.1 feet on the southerly line and 396.1 feet on the northerly line to a line in the rear which measures 249.47 feet.

Being the same property conveyed to Don L. Manor and Raymond E. Tomlinson by deed from Goodlettsville Development of record in Book 5251, page 193 Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved ( ) property, known as Lot 102 Grizzard Manor (House Number) (Street) Goodlettsville 37072 (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 10th day of August, 19 78

Don L. Manor

Raymond E. Tomlinson

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Don L. Manor and Raymond E. Tomlinson

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 10th day of August 1978

Commission expires My Commission Expires Aug 2, 1980

Judy S. Wells
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

5113455

WARRANTY DEED

FROM
Don L. Manor and
Raymond E. Tomlinson

TO
William R. Philen and wife
Jennifer S. Philen

FIDELITY FEDERAL SAVINGS AND LOAN ASSOCIATION OF NASHVILLE

E 82534

IDENTIF. REFERENCE

AUG 14 10 17 AM '78

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

AUG 14 78	CONV	45,000.00		
AUG 14 78	S'TAX		B* 117.00	
AUG 14 78	PR'FEE		B* .50	
AUG 14 78	W'DEED		B* 4.00	* 121.50