FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 48,500.00

Manuel Adkins Jr.
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26TH DAY OF AUGUST, 19 95

Betty D. Brewer
Notary Public

MY COMMISSION EXPIRES: 8/15/99

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Alan L. Saturn, Attorney, 20th Floor, 1st American Center, Nashville, TN 37238
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Manuel Adkins, Jr. (NAME)	Federated Financial Mortgage Corporation c/o 60-12 (NAME)	
3201 Mexico Drive (STREET ADDRESS OR ROUTE NUMBER)	1000 Circle 75 Parkway, # 700 (STREET ADDRESS)	PAR 54
Nashville, TN 37218 (CITY) (STATE) (P. O. ZIP)	Atlanta, GA 30339 (CITY) (STATE) (ZIP)	13DA 00655

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, Robert A. Phillips and wife Elizabeth M. Phillips

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Manuel Adkins, Jr. and wife Barbara A. Adkins

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. 131 on the Plan of Longleaf Hills, Section IV, as of record in Book 3600, page 45, Register's Office for said County, to which plan reference is herein made for a more complete and accurate legal description.

Being the same property conveyed to Robert A. Phillips and wife, Elizabeth M. Phillips, by deed from Georgia Marie Morris, of record in Book 4911, page 575, Register's Office for said County.

This conveyance is subject to any and all existing restrictions and easements of record.

RECORDER'S MEMO:
Legibility of Writing, Typing or Printing in this Document Unsatisfactory When Received.

This is unimproved ( ) improved (X) property, known as 3201 Mexico Drive (House Number) (Street) Nashville, TN 37218 (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 August, 19 95

Robert A. Phillips
Robert A. Phillips

Elizabeth M. Phillips
Elizabeth M. Phillips

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 Robert A. Phillips and wife Elizabeth A. 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 25th day of AUGUST 19 78

Commission expires 8/15/79

Betty D. Ehrsman
Notary Public

NOTARY PUBLIC * DAVIDSON COUNTY, TENN.

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 Robert A. Phillips

TO Manuel Adkins, Jr.

Felix Bell

E 85622

IDENTIF. REFERENCE

AUG 29 9 40 AM '78

FELIX A. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

AUG 29 78	CONV	40,500.00			
AUG 29 78	S'TAX		B*	105.30	
AUG 29 78	PR'FEE		B*	.50	
AUG 29 78	W'DEED		B*	4.00	* 109.80