ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS:
Bill L. Phillips, etux	Collateral Investment Co.	128-14-19
(NAME)	(NAME)	
8020 Sawyer Brown Road	2100 First Avenue, North	
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tennessee 37221	Birmingham, Alabama	9D-5682
(CITY) (STATE) (ZIP CODE)	(CITY) (STATE) (ZIP CODE)	

WARRANTY DEED

For and in consideration of the sum of $10.00 ---------- Ten & No/100 ---------- DOLLARS

cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, including the assumption of the unpaid balance of a note in the original amount of $35,300.00, secured by a Deed of Trust of record in Book 5001, page 222, Register's Office of Davidson County, Tennessee.

We, John H. Anderson, Jr. and wife, JoAnna B. Anderson

have bargained and sold, and by these presents do transfer and convey unto the said Bill L. Phillips and wife, Bonnie B. Phillips

the GRANTEES herein, their heirs 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.19 on the Plan of Harpeth Park Section I, as of record in Book 3600, page 92, REgister's Office for said County.

Said Lot No.19 fronts 90.0 feet on the southerly side of Sawyer Brown Road and extends back 170.0 feet on the westerly line and 170.0 feet on the easterly line, to a dead line, measuring 90.0 feet thereon.

Being the same property conveyed to John H. Anderson, Jr., and wife JoAnna B. Anderson, by deed from Robert E. Czynazak and wife, Kathryn W. Czynazak, of record in Book 5165, page 555, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restriction and easements of record, including all questions of boundary lines and location of improvements and area contained in the property hereby conveyed, and rights of parties in possession, dependent upon a correct survey for determinination; restrictive covenants contained in instrument of record in Book 3844, page 701, Register's Office for Davidson County Tennessee, as well as the Plan of record in Book 3600, page 92, said Register's Office shows an Owners Certificate, a 50 foot minimum building setback line from Sawyer Brown Road, and a 10 foot easement for public utility and drainage purposes along the rear line of said lot.

unimproved ( )
This is improved (X) property, known as 8020 Sawyer Brown Road
(House Number) (Street)
Nashville, Tennessee 37221
(P. O. Address) (City or Town) (Zip Code)

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.

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.

Witness our hands this 27th day of March, 19 79.

x John H. Anderson Jr.
John H. Anderson, Jr.

x JoAnna B. Anderson
JoAnna B. Anderson

BOOK 5411 PAGE 71

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 John H. Anderson, Jr. and wife, JoAnna B. Anderson

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, this 27th day of March, 1979.

My commission expires 8-26-80 Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, , a Notary Public of the State and County aforesaid, personally appeared and with whom I am personally acquainted, and who, upon oath, acknowledged to be and respectively of the , the within named bargainor, a corporation, and that as such and , being authorized so to do, executed the foregoing instrument for the purpose 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 seal, at office in ,
this day of , 19 .

Notary Public

Commission expires

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration for this transfer or value of property (whichever is greater) is $ 54,963.08
This is equal to or greater than the property would bring at a fair and voluntary sale.

x Bill L. Phillips

Sworn to and subscribed before me
this 27th day of March, 19 79.

My commission expires 8-26-80 Notary Public

This instrument was prepared by:

DOBSON & JOHNSON, INC.	Suite 1800, One Commerce Place	Nashville, Tennessee 37239
Name	Address	

1646 03/29 147.50- CHECK
WARRANTY DEED

FROM
John H. Anderson, Jr., etux

TO
Bill L. Phillips, etux

F-20692

IDENTIF. REFERENCE

MAR 29 8 47 AM '79

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

DOBSON & JOHNSON, INC.
SUITE 1800, ONE COMMERCE PLACE
NASHVILLE, TENNESSEE 37239

OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

BOOK 5411 PAGE 72

RECEIVED OF _____

FOR _____

CO - CONVEYANCE	CC - CERTIFIED COPY	MS - MISCELLANEOUS
MO - MORTGAGE	MR - RELEASE	ST - STATE TAX CONVEY.
WD - WARRANTY DEED	UC - UNIFORM COMMERCIAL CODE	ST - STATE TAX MORT.
TD - TRUST & DEED		PF - PROBATE FEES

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			54963.08- CO	
			143.00 CO TX	
			.50 PRFEE	
			4.00 WDEED	
			CHECK	147.50-
1646A	03/29/79		BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

F-20692

T
IDENTIF. REFERENCE

MAR 29 8 47 AM '79

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

No. 673134