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BOOK 5501 PAGE 382

Form No. WD-1

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 60,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13TH DAY OF SEPTEMBER 1979

Notary Public

MY COMMISSION EXPIRES: 8/30/80

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

WILLIAM B. GREGORY, ATTORNEY, 1161 Murfreesboro Road, #358, Nashville, TN 37217

NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
John R. Phillips (NAME)	Federated Financial Mortgage Corporation (NAME)	135-90
1909 Old Murfreesboro Road (STREET ADDRESS OR ROUTE NUMBER)	1000 Circle 75 Parkway, # 700 (STREET ADDRESS)	2D 23680
Nashville, Tennessee 37217 (CITY) (STATE) (P. O. ZIP)	Atlanta, GA 30339 (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, Frank A. Millraney, Unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO John R. Phillips and wife Juanita Phillips

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 the 2nd Civil District of Davidson County, Tennessee, being part of the Homestead Tract of Mrs. Theodosia Powers as shown on the plan in Minute Book 5, Page 384 of the County Court for said County and also being part of the Tract No. 2 as shown on the Plan of record in Chancery Court, Plan Book 3, Page 21 of the Chancery Court at Nashville in the cause of C. L. Davis, et al, vs. No. 48000 and No. 46003, T. M. Matlock, et al, and being the Tract of Land marked F. A. Carter, on the Plan showing change in front corners of the lots owned by F. A. Carter, R. H. Shearn and Dr. W. P. Law, as of record in Book 974 page 22 Register's Office for said County, described according to a survey made by W. B. Southgate, Surveyor, October 29,1937 as follows:
BEGINNING at a point on the southerly margin of Murfreesboro Road at the intersection of the southerly margin of said road and the eastern boundary line of the property conveyed to Mrs. Lucy Meacham by deed from Mrs. Media Davis Sinnott, of record in Book 1116 Page 126 said Register's Office; thence with said Meacham's Eastern boundary line, south 21 deg West 44 ft. and South 34 deg West 190.67 feet; thence south 54 deg East 122.75 feet to the southwest corner of the R. H. Shearin Property as

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

Being the same property conveyed to Frank A. Millrandy by deed of record in Book 4489, Page 747 Register's Office, Davidson County, Tennessee.

Unimproved ( )
This is improved (XX) property, known as 1909 Old Murfreesboro Road, Nashville, Tennessee
(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 my hand this 13th day of September, 19 79

Frank A. Millraney

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STATE OF TENNESSEE
Davidson County

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Frank A. Millraney

the bargainor, 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 Nashville, Tennessee, this 13TH day of SEPTEMBER 19 79

Commission expires 10/20/80

N. Mizrak (P. Randolph)
Notary Public

NOTARY PUBLIC AT LARGE
P. RANDOLPH
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 (his oath) (himself) upon (their several oaths) acknowledged (themselves) to be the and respectively of the the within named bargainor, and corporation, and that (he) as such (they) 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

Frank A. Millraney

TO

John R. Phillips

F-52976

IDENTIF. REFERENCE

SEP 19 4 07 PM '79

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

WILLIAM B. GREGORY,
Attorney-at-Law

1161 Murfreesboro Road, #358
Nashville, Tennessee 37217

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

BOOK 5501 PAGE 384

RECEIVED OF _____

FOR _____

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			60.[illegible]0- CO	
			152.00 CO TX	
			.50 PRFEE	
			6.00 MORTG	
			CHECK 152.50-	
			2759[illegible]09/15/79 CHL .00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

F. 52976

IDENTIF. REFERENCE

SEP 19 4 07 PM 1979

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

No. 713026