This instrument was prepared by [illegible], Attorney at Law,
3815 Cleghorn Avenue, Nashville, Tennessee 37215.

WARRANTY DEED

BOOK 5541 PAGE 965

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO	MAP PARCEL NUMBERS
Clarence W. Phillips etux	Commerce Union Bank	Map 83-8
(NAME)	(NAME)	
1005 Preston Drive	P.O. Box 2546	Parcel 102
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tennessee	Nashville, Tennessee 37219	15DA-39266
(CITY) (P. O ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of TEN AND 00/100----------
----------($10.00)---------- Dollars,

cash in hand paid by the said Grantees, hereinafter named, and other good and valuable considerations, the receipt of which is hereby acknowledged, including the assumption by the said Grantees of the unpaid balance of an indebtedness payable to Commerce Union Bank; and secured by a deed of trust executed by Albert Wayne Caviness and wife, Linda P. Cavines of record in Book 5335, page 875, Register's Office for Davidson County, Tennessee; which said unpaid balance the said Grantees hereby agree to assume and promise to pay;

Albert Wayne Caviness and wife, Linda P. Caviness, hereinafter called Grantors,

have this day bargained and sold, and do hereby transfer and convey unto the said Clarence W. Phillips and wife, Faith P. Phillips, hereinafter called Grantees, their

~~XXXXXX~~ heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being Lot No. 62 on the Plan of Rosewood Heights, Section II, of record in Book 2133, page 57, Register's Office for said County.

Said Lot No. 62 fronts 165 feet on the easterly side of Preston Drive and runs back 189.10 feet on the northerly line and 117 feet on the southerly line, to a line in the rear, which is a broken line, measuring 215 feet thereon.

Being the same property conveyed to Albert Wayne Caviness and wife, Linda P. Caviness by deed from Bettye Addington Hodgkins, unmarried, of record in Book 5335, page 873, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to restrictive covenants of record in Book 2153, page 534, said Register's Office; setback lines, easements and other such limitations as shown on the Plan of record in Book 2133, page 57, and in Book 4008, page 208, said Register's Office.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON } The actual consideration or value whichever is greater, for this transfer is $ 46,500.00

Subscribed and sworn to before me, this the 10th day of December 19 79.

Affiant

My commission expires: April 18 1982 (Affix Seal)

Notary Public

This is unimproved ( ) improved (X) property, known as 1005 Preston Drive, Nashville, Tennessee (House Number) (Street) P. O. Address: (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said Grantees, their

~~XXXXXX~~ heirs and assigns forever. We covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except as stated above.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their

~~XXXXXX~~ heirs and assigns, against the lawful claims of all persons.

Witness our hand s this 10th day of December, 19 79, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Albert Wayne Caviness

Linda P. Caviness

Albert Wayne Caviness

Linda P. Caviness

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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Personally appeared before me, the undersigned *, a Notary Public in and for said County and State,* Albert Wayne Caviness and wife, Linda P. Caviness

the within named 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* December *, 19* 79

June D McKinney
Notary Public

Commission expires April 18, 1982

JUNE D. MCKINNEY NOTARY PUBLIC DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, *, a Notary Public of the State and County aforesaid, personally appeared* *, with whom I am personally acquainted, and who, upon oath, acknowledged* *self to be* *of the* *, the within named bargainor, a corporation, and that* *he as such* *, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by* *self as* *.

Witness my hand and seal, at office in *, this* *day of* *, 19* *

Notary Public

Commission expires *

WARRANTY DEED

FROM

Albert Wayne Caviness etux Linda P. Caviness

TO

Clarence W. Phillips etux

Faith P. Phillips

F

57446

IDENTIF. REFERENCE

Dec 10 3 41 PM '79

REGISTER
DAVIDSON COUNTY, TENN.

Compliments of

Madison Title Company

Greenhills Office

Phone 298-2661 3815 Cleghorn Ave.
NASHVILLE, TENN. 37215

Representing

Chicago Title Insurance Company
CHICAGO, ILLINOIS

Mail to: McKinney & Co
608 What Dio Dr.
Nashville, Tenn. 37204

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 5541 PAGE 967

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
			4650.00	CO
			120.90	CO TX
			.50	PRFEE
			6.00	MOELD
			CHECK	127.40-
0914A12/10/79			BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

F67446

IDENTIFICATION REFERENCE

DEC 10 3 41 PM '79

REGISTER
DAVIDSON COUNTY, TENN.

No. 730645