04-04-1454-5

Prepared by: Buck, Baker, & Baker, Attorneys
618 United American Bank Bldg.
Nashville, TN 37219

WARRANTY DEED

BOOK 5596 PAGE 844

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP PARCEL NUMBERS
Ed M. Phillips et ux Donna J. Phillips (NAME)	Security Federal S & L Assoc (NAME)	Map 43-10
Unit C-49, 555 Dupont Ave (STREET ADDRESS OR ROUTE NUMBER)	4235 Hillsboro Rd. (STREET ADDRESS)	Parcel Nos.
Madison, TN 37115 (CITY) (ZONE) (STATE)	Nashville, TN 37215 (CITY) (ZONE) (STATE)	60 & 68

FOR AND IN CONSIDERATION of the sum of Fifteen and no/100 ----------($15.00)-------
---------- Dollars,

cash and other good and valuable consideration, the receipt of which is hereby acknowledged:

Madison Park Associates, Ltd.

hereby transfer and convey unto the said

Ed M. Phillips et ux, Donna J. Phillips

their ~~XXXXX~~ heirs and assigns,

Unit C-49 (211), Madison Park Condos, 555 Dupont Avenue, Madison, Tennessee, as of record in Plat Book 5200, pp. 179-182, R.O.D.C.

Being part of the same property conveyed to Madison Park Associates, Ltd., from Kelly Prim, Trustee by Warranty Deed as of record in Deed Book 5414, p. 743, R.O.D.C. and by Deed of Correction as of record in Deed Book 5526, pp. 390-393, R.O.D.C. and by Deed of Correction as of record in Deed Book 5567, page 771-773, R.O.D.C.

Said Deed is subject to the terms and conditions of the Master Deed and Bylaws of Madison Park Homeowner's Association, of record in Book 5462, page 614-649, R.O.D.C.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 228,500.00

Subscribed and sworn to before me, this the 30th day of April, 1980.

Affiant

My commission expires: 10-24-81 (Affix Seal)

Notary Public

This is unimproved ( ) improved (X) property, known as Unit C-49 (211), 555 Dupont Ave., Madison, TN
(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 Ed M. Phillips et ux, Donna J. Phillips their ~~XXXXX~~ *heirs and assigns forever.* Grantor *covenant that* it is *lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.*

Grantor *further covenant and bind* itself, and its *heirs and representatives, to warrant and forever defend the title to said real estate to said* Ed M. Phillips et ux, Donna J. Phillips their ~~XXXXX~~, *heirs and assigns, against the lawful claims of all persons.*

Witness our *hand* 30th *this* ... *day of* April, 19 80, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Madison Park Associates, Ltd.

By: Jean Arnaud
General Partner

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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Personally appeared before me, ... *, a Notary Public in and for said County and State,* .....

the within named 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 ..... *Tennessee this* .....*day of* ....., *19*.....

..... *Notary Public*

Commission expires .....

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Before me, the undersigned *, a Notary Public of the State and County aforesaid, personally appeared* Jean Arnold *with whom I am personally acquainted, and who, upon oath, acknowledged* her *self to be* General Partner *of the* Madison Park Associates, Ltd. Limited Partnership *the within named bargainor, a corporation, and that* She *as such* General Partner *being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by* Limited Partnership her *self as* General Partner

Witness my hand and seal, at office in Nashville, TN
this 30th *day of* April *, 19* 80

Bobbie S. Kufendall
Notary Public

Commission expires 10-24-81

6551 05/01 80.60- CHECK

F 87451

Mail env.

IDENTIF. REFERENCE

MAY 1 8 36 AM '80

REGISTER
DAVIDSON COUNTY, TENN.

WARRANTY DEED

FROM

Madison Park Assoc., Ltd.

TO

Ed M. Phillips et ux, Donna J. Phillips

(Ordered to: Chicago, Illinois)

Compliments of
Madison Title Company
320 Gallatin Road
MADISON, TENNESSEE 37115
Representing
Chicago Title Insurance Company
CHICAGO, ILLINOIS

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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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

20501.00- CO
74.10 CO TX
.50 PRFEE
6.00 MDEED
CHECK 80.60-
655|A05/01/80 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

F 8 7 4 5 1 -

IDENTIFICATION REFERENCE

MAY 1 8 36 AM '80

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TENN.

No. 755333