WARRANTY DEED

BOOK 5624 PAGE 315

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $32,900.00

Steve Smallen
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 11th DAY OF July 1980.

Notary Public

MY COMMISSION EXPIRES: October 17, 1981

THIS INSTRUMENT WAS PREPARED BY: Douglas R. Berry, 907 Two Mile Pky., Goodlettsville, TN 37072

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
STEVE SMALLEN, et ux (NAME)	FIRST INVESTMENT COMPANY (NAME)	42-16
109 Peggy Street (STREET ADDRESS OR ROUTE NUMBER)	P. O. Box 749 (STREET ADDRESS)	49
Madison, Tn. 37115 (CITY) (STATE) (P. O. ZIP)	Columbus, Ohio 43216 (CITY) (STATE) (ZIP)	11D 15210

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, DAVID P. PHILLIPS and wife, DEBORAH C. PHILLIPS

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO STEVE SMALLEN and wife, PATRICIA A. SMALLEN

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:

Being Lot No. 31 on the Plan of Finnland Heights, Part 2, of record in Book 1424, page 7, Register's Office for Davidson County, Tennessee, to which plan reference is here made for a more complete and accurate description.

Being the same property conveyed to David P. Phillips and wife, Deborah C. Phillips by Deed from Bobby A. Woodall and wife, Marilyn V. Woodall, of record in Book 4820, page 340, Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 109 Peggy Street, Madison, Tennessee 37115
(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 our hand s this 11th day of July, 19 80

David P. Phillips
DAVID P. PHILLIPS

Deborah C Phillips
DEBORAH C. PHILLIPS

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, the within named David P. Phillips and Deborah C. Phillips

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 Goodlettsville, Tennessee this 11th day of July, 1980

Commission Expires October 17, 1982

Notary Public.

STATE OF
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 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 official seal at office at _____ on this the _____ day of _____, 19__

My commission expires _____

Notary Public

F 97500

FEE $

IDENTIF. REFERENCE

JUL 14 4 08 PM '80

FELIX Z. ANDERSON, REGISTER
DAVIDSON COUNTY, TENN.

WARRANTY DEED

FROM
DAVID P. PHILLIPS, et ux

TO
STEVE SMALLEN, et ux

DOUGLAS R. BERRY
Attorney At Law
907 Two Mile Pky.
Goodlettsville, TN 37072
(615) 859-4086

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF BOOK 5624 PAGE 317

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
			39500.00- CO	
			103.74 CO TX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK	110.24-
9492A	07/14/80		BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

F. 9.7.5 0 0

T
IDENTIF. REFERENCE A

JUL 14 4 00 PM '80

FELIX Z. WILSON JR REGISTER
DAVIDSON COUNTY, TENN.

No. 767791