Prepared from information furnished by the parties

3814 08/04 1351- CHECK

FORM NO. WD-1

BOOK 5632 PAGE 602

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $49,703.15

Samuel K. Maupin
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4th DAY OF August, 1980.

Gary B. Fisher
Notary Public

MY COMMISSION EXPIRES: 1-22-84

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Gary B. Fisher, Attorney At Law 494 Bell Road Nashville, TN 37217
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Samuel K. Maupin , Jr (NAME)	First Federal Savings and Loan (NAME)	147-5
4915 Timberdale Drive (STREET ADDRESS OR ROUTE NUMBER)	Fourth Avenue at Union Street (STREET ADDRESS)	222
Nashville, TN 37211 (CITY) (STATE) (P. O. ZIP)	Nashville, TN 37219 (CITY) (STATE) (ZIP)	6DU-29890

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, Teddy O. Phillips and wife, Jean B. Phillips

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Samuel K. Maupin , Jr. and wife, Majorie C. Maupin

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. 70, on the Map of Caldwell Country Estates, Section II as of record in Book 2663, Page 128, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Teddy O. Phillips and wife, Jean B. Phillips by deed from James D. Branan and wife Phyllis H. Branan of Record in Book 4814, Page 419, Register's Office for Davidson County, Tennessee.

This conveyance is subject to a certain Deed of Trust recorded in Book 4814, Page 421, Register's Office for Davidson County, Tennessee, securing payment of a promissory note to First Federal Savings and Loan Association of Nashville, with a present unpaid balance of approximately $26,853.15, which the Grantees herein hereby assume and agree to pay. The escrow account in connection with said loan is hereby transferred to Grantees.

This conveyance is subject to all restrictions and easements of record.

This is unimproved ( ) improved (X) property, known as 4915 (House Number) Timberdale Drive (Street) Nashville, TN (P. O. Address) 37211 (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 4th day of August, 19 80

Teddy O. Phillips Teddy O Phillips

Jean B. Phillips Jean B. Phillips

BOOK 5632 PAGE 603

STATE OF TENNESSEE
Davidson County

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Teddy O. Phillips and wife, Jean B. Phillips

the 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 Brentwood, Tennessee, this 4th day of August, 1980.

Commission expires 1-22-84

Mary B Fiber
Notary Public

STATE OF TENNESSEE
Davidson County

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ with whom I am personally acquainted and who upon (his oath) (their several oaths) acknowledged (himself) (themselves) to be the _____ and _____ respectively of the within named bargainor, a corporation, and that (he) (they) as such _____ 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

Teddy O. Phillips et us

Jean B. Phillips

TO

Samuel K. Maupins, Jr. et ux

Majorie C. Maupins

G.0.0597. RUSH

IDENTIF. REFERENCE

AUG 4 11 37 AM '80

FELIX Z. WILSON IV REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF BOOK 5632 PAGE 604

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
			49703.15- CO	
			129.22 CO TX	
			.50 PRFEE	
			6.00 WDEED	
			.40 MISC.	
			CHECK 136.12-	
3394A08/04/80			BAL .00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

G00597

T
IDENTIF. REFERENCE

AUG 4 11 37 AM '80

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

No. 771556