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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 47,000.00

I Kathleen H. Eckenfelder
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st DAY OF July 19 80

Notary Public

MY COMMISSION EXPIRES: 4-8-81
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
G. Thomas Shields, Atty 101 Cumberland Ave., Suite 100 Madison, Tenn 37115
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
W. Wesley Eckenfelder etux (NAME)	Commerce Union Bank (NAME)	5 DU 9952
3804 Scotwood Drive (STREET ADDRESS OR ROUTE NUMBER)	800 Main Street (STREET ADDRESS)	Map 133-12
Nashville, TN 37211 (CITY) (STATE) (P. O. ZIP)	Nashville, TN 37219 (CITY) (STATE) (ZIP)	Parcel 334

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, FLOYD W. PHILLIPS AND WIFE, MARYSIA J. PHILLIPS

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO W. WESLEY ECKENFELDER AND WIFE, KATHLEEN H. ECKENFELDER

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. 2 on the Plan of Section One, Addition to Greenwood Hills, of record in Book 4955, page 118, Register's Office for said County.

Said Lot No. 2 fronts 70.0 feet on the easterly margin of Scotwood Drive and extends back 150.0 feet on the northerly line and 155.70 feet on the southerly line to a dead line in the rear measuring 74.10 feet thereon.

Being the same property conveyed to Floyd W. Phillips and wife, Marysia J. Phillips, by deed from Theodore H. Pailet, Trustee with full power, of record in Book 5452, page 806, Register's Office for said County.

** including the assumption of the unpaid balance of a certain indebtedness to secure to Commerce Union Bank, a note dated June 19, 1979, in the original principal amount of $39,000.00, and secured by a deed of trust executed by Floyd W. Phillips and wife, Marysia J. Phillips, to J.G. Palmer, Trustee, of record in Book 5452, page 809, Register's Office for Davidson County, Tennessee.

This is unimproved ( ) improved (XX) property, known as 3804 Scotwood Drive (House Number) (Street) Nashville (P. O. Address) TN (City or Town) 37211 (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 31st day of July, 1980

Floyd W. Phillips

Floyd W. Phillips

Marysia J. Phillips

Marysia J. Phillips

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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 Floyd W. Phillips and wife, Marysia J. 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 Nashville, Tennessee, this 31st day of July 19 80

Commission expires 2-2-81

Diane S. [illegible]
Notary Public

NOTARY PUBLIC 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 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 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

TO

G 0 0 6 2 3

IDENTIF. REFERENCE

AUG 4 12 13 PM '80

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

ST. PAUL TITLE
INSURANCE CORPORATION
We're not everyone else.

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
			47000.00- CO	
			122.20 CO TX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK 128.70-	
3420A	08/04/80		BAL .00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

G00623

T

IDENTIF. REFERENCE

AUG 4 12 13 PM '80

FELIX Z. WILSON II, REGISTER
DAVIDSON COUNTY, TENN.

No. 771582