THIS INSTRUMENT PREPARED BY: Thomas W. Schlater, Attorney-at-Law
mail 24th Floor, L & C Tower, Nashville, TN 37219

WARRANTY DEED

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ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Clarence W. Phillips, et ux (NAME:)	Glenn Justice Mortgage Co. (NAME:)	96-15
3126 Boulder Park Drive (STREET ADDRESS OR ROUTE NUMBER)	1400 Main Street (STREET ADDRESS)	28
Nashville, TN. 37214 (CITY) (P. O. ZONE) (STATE)	Dallas, Texas 75202 (CITY) (ZONE) (STATE)	3DZ-61550

For and in Consideration of the sum of ---------- TEN ($10.00) ---------- *DOLLARS*

cash in hand paid and other good and valuable consideration, the receipt of all of which is hereby acknowledged, including the assumption by Grantees of the unpaid balance of approximately $8,930 of an indebtedness in the original principal sum of $12,900.00 to Glenn Justice Mortgage Company, Inc., secured by a Deed of Trust of record in Book 3933, Page 377 and assigned to The Bowery Savings Bank by an instrument of record in Book 3956, 693, Register's Office for Davidson County, Tennessee.

JOE BRUCE REESE and wife, BERNICE ANN REESE

have bargained and sold, and by these presents do transfer and convey unto the said CLARENCE W. PHILLIPS and wife, FAITH P. PHILLIPS, 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. 15 on the Plan of Hickory Bend, Section 3, as of record in Book 3600, Page 42, Register's Office for said County.

SAID Lot No. 15 fronts 80 feet on the northwesterly margin of Boulder Park Drive and runs back between parallel lines 200 feet to a dead line in the rear.

BEING the same property conveyed to Joe Bruce Reese and wife, Bernice Ann Reese by deed from Mack Edwin Williams and wife, Romayne Williams of record in Book 4394, Page 194, Register's Office of Davidson County, Tennessee.

This conveyance is made subject to a ten-foot easement for public utility purposes along the rear line of said lot, a 2.5 x 25 foot utility anchor easement located on the southwest corner of said lot, an overhang easement across the front line of said lot, 30-foot minimum building setback line from Boulder Park Drive, building to be constructed with its first floor elevation including basement not less than 440.5 feet, and conditions of owners certificate as shown on plan of record in Book 3600, Page 42, and to restrictive covenants contained in an instrument of record in Book 3642, Page 478, Register's Office for Davidson County, TN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater for this transfer is $ 54,379.75

Affiant

Subscribed and sworn to before me, this the 22nd day of July 19 80

Notary Public

My commission expires: July 18, 1982 (Affix Seal)

NOTARY PUBLIC

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unimproved ( )
This is improved (X) property, known as 3126 Boulder Park Drive, Nashville, Tn. 37214
(House Number) (Street) P. O. Address: (City or Town)

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said CLARENCE W. PHILLIPS and wife, FAITH P. PHILLIPS, their *heirs and assigns, forever.*

And we *do covenant with the said* CLARENCE W. PHILLIPS and wife, FAITH P. PHILLIPS *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,* except for 1980 taxes which the Grantees herein assume and the Deed of Trust of record in Book 3933, Page 377.

And we, JOE BRUCE REESE and wife, BERNICE ANN REESE *do further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to the said land to the said* CLARENCE W. PHILLIPS and wife, FAITH P. PHILLIPS, their *heirs and assigns against the lawful claims of all persons whomsoever.*

Witness our *hand* s *this* 22nd *day of* July, *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.*

Joe Bruce Reese
JOE BRUCE REESE
Bernice Ann Reese
BERNICE ANN REESE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, ..., *a Notary Public in and for said County and State, the within named* JOE BRUCE REESE and wife, BERNICE ANN REESE

*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* 1st *day of* July, *19* 80.

Delda L. Johnson, *Notary Public.*

NELL R. JOHNSON NOTARY PUBLIC DAVIDSON COUNTY

Commission Expires July 18, 1982.

STATE OF.....
COUNTY OF.....

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

the 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....., *this*..... *day of*....., *19*.....

....., *Notary Public.*

Commission Expires.....

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.....

300816

IDENTIF. REFERENCE

AUG 5 10 31 AM '80

FELIX Z. WILSON JR. REGISTER
DAVIDSON COUNTY TENN.

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

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RECEIVED OF _____

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
			54379.75- CO	
			141.44 CO TX	
			.50 PRFEE	
			9.00 WDEED	
			CHECK 150.94-	
			3670A08/05/80 BAL .00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

300816

T
IDENTIF. REFERENCE

AUG 6 10 31 AM '80

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

No. 771818