Loan#512264-0

FORM NO. WD-1

BOOK 5666 PAGE 970

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $59,000.00

D. Mark Langford
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th DAY OF October 1980.

Notary Public

MY COMMISSION EXPIRES: My Commission Expires OCT. 17, 1982

(AFFIX SEAL)

This Instrument Was Prepared By
DENNEY, [illegible] KEY & CHERNAU
218 T[illegible] enue North
Nashville, Tennessee 37201

THIS INSTRUMENT WAS PREPARED BY

NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
D. MARK LANGFORD (NAME)	FIDELITY FEDERAL SAVINGS & LOAN (NAME)	128-14
8020 Sawyer Brown Road (STREET ADDRESS OR ROUTE NUMBER)	401 Union Street (STREET ADDRESS)	Par 19 Lot
Nashville, Tenn. 37221 (CITY) (STATE) (P. O. ZIP)	Nashville, Tennessee 37219 (CITY) (STATE) (ZIP)	

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, BILL L. PHILLIPS AND WIFE, BONNIE B. PHILLIPS

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO D. MARK LANGFORD AND WIFE, SYDNEY C. LANGFORD

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:

Land in Davidson County, Tennessee, being Lot No. 19 on the Plan of Harpeth Park, Section I, as of record in Book 3600, page 92, Register's Office for said County.

Said Lot No. 19 fronts 90.0 feet on the southerly side of Sawyer Brown Road and extends bacj 170.0 feet on the westerly line and 170.0 feet on the easterly line, to a dead line, measuring 90.0 feet thereon.

Being the same property conveyed to Bill L. Phillips and wife, Bonnie B. Phillips by deed from John H. Anderson, Jr. and wife, JoAnna B. Anderson, of record in Book 5411, page 70, Register's Office for Davidson County, Tennessee.

This is improved ( ) unimproved ( ) property, known as 8020 Sawyer Brown Road, Nashville, Tennessee 37221
(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 17th day of October, 19 80

X Bill L. Phillips
Bill L. Phillips

X Bonnie B. Phillips
Bonnie B. Phillips

LOAN ASSOCIATION OF NASHVILLE

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Bill L. Phillips and wife, Bonnie 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 Nashville, Tennessee, this 17th day of October, 19 80

Commission expires 1-15-83

Karlene Perry
Notary Public

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
Bill L. Phillips and wife,
Bonnie B. Phillips

TO
D. Mark Langford and wife,
Sydney C. Langford

G. 1. 3. 3. 7. 2

IDENTIF. REFERENCE

OCT 20 2 58 PM '80

FELIX Z. WILSON JR REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

CHECK

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____ BOOK 5666 PAGE 372

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
			59000.00- CO	
			153.40 CO TX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK	159.90-
9370A	10/20/80	BAL		.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

G. 1. 3. 3. 7. 2

T
IDENTIF. REFERENCE

OCT 20 2 58 PM '80

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

No. 786991