BOOK 5675 PAGE 618

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 47,500.00

Rodney C. Phillips
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27TH DAY OF OCTOBER, 1980

Patsi B. Estes
Notary Public

MY COMMISSION EXPIRES: 2-19-83

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Gregory & Gregory, Attorneys (NAME) 1161 Murfreesboro Road #358 Nashville, TN 37217 (ADDRESS)

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Rodney C. Phillips (NAME)	Engel Mortgage Company, Inc. (NAME)	148-15-3
4055 Apache Trail (STREET ADDRESS OR ROUTE NUMBER)	P.O. Box 847 (STREET ADDRESS)	5LU 46151
Antioch, TN 37013 (CITY) (STATE) (P. O. ZIP)	Birmingham, AL 35201 (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, Donald A. Dixon and wife Wandal M. Dixon

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Rodney C. Phillips and wife Linda F. Phillips "as tenants by the entirety"

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 Land in the 5th Civil District of Davidson County, Tennessee, being Lot No. 102, Section I, Apache Hills, as of record in Book 3842, Page 155, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Donald A. Dixon and wife Wandal M. Dixon by deed from Billy C. Hill and wife Nancy I. Hill of record in Book 5526, Page 545, said Register's Office.

THIS conveyance is subject to any and all existing easements of record.

This is { unimproved / X improved } property, known as 4055 Apache Trail (House Number) (Street) Antioch, TN 37013 (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 hands this 27th day of OCTOBER, 19 80

Donald A. Dixon Donald A. Dixon

Wandal M. Dixon Wandal M. Dixon

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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 Donald A. Dixon and wife Wandal M. Dixon

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 27th day of OCTOBER, 19 80

Commission expires 1-18-82

Patsi B. Gregory
Notary Public

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

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 Donald A. Dixon

TO Rodney C. Phillips

G. 1. 6 5 4 7

IDENTIF. REFERENCE

NOV 7 3 15 PM '80

FILED & RECORDED
DAVIDSON COUNTY, TENN.

file #35

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF BOOK 5675 PAGE 620

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
			47500.00- CO	
			123.50 CO TX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK 130.00-	
			3253A11/07/80 BAL .00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

G16547

IDENTIF. REFERENCE T

NOV 7 3 15 PM '80

FELIX Z. WILSON, II
DAVIDSON COUNTY, TENN.

No. 790789