BOOK 5739 PAGE 925

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $250,000.00

H. Clifton Simmons, III
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF April, 1981.

Notary Public

MY COMMISSION EXPIRES: 3-5-84

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
WILKINS, ADAMS, & SPICER, Attorneys
401 Union Street, Nashville, Tennessee 37219

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
H. Clifton Simmons, III (NAME)	Security Federal S/L Association (NAME)	7DA 10595
2304 Woodmont Boulevard (STREET ADDRESS OR ROUTE NUMBER)	4235 Hillsboro Road (STREET ADDRESS)	Map 117-6
Nashville, TN 37215 (CITY) (STATE) (P. O. ZIP)	Nashville, Tennessee 37215 (CITY) (STATE) (ZIP)	Par 93

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, ROBERT T. PHILLIPS and wife, JACKIE SARAH SLAUGHTER PHILLIPS

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO H. CLIFTON SIMMONS, III and wife, JOAN P. Simmons

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 the westerly 135 feet of the easterly 175 feet of Lot No. 34 on the Plan of E. L. Hampton's Subdivision called "Hillsboro Heights", not of record, described according to a survey made by W. B. Southgate, Engineer, December 26, 1912, as follows:

BEGINNING on the northerly margin of Woodmont Boulevard, formerly Concrete Boulevard, at a point 340 feet west of the center line of 23rd Avenue South, and being the southwesterly corner of the Bobby Clay Sircy, Jr. property (Book 5532, page 17, Register's Office for said County); thence, with the northerly margin of said Boulevard, westwardly 135 feet to the southeasterly corner of the Frank Tirrill Parker property (Book 2294, page 69, said Register's Office); thence, with Parker's easterly line, northwardly 367 feet, more or less, to the southerly line of Lot No. 24; thence, with said line, eastwardly 135 feet, being the northwesterly corner of said Sircy property; thence, with Sircy's westerly line, southwardly 365 feet, more or less, to the point of beginning.

BEING the same property conveyed to Robert T. Phillips by deed from Louise Rose Wauford and husband, Milton Wauford of record in Book 3836, page 892, Register's Office for Davidson County, Tennessee. The said Robert T. Phillips having executed a deed to create tenants by the entirety placing record title in Robert T. Phillips and wife Jackie Sarah Slaughter Phillips of record in Book 3989, page 351, Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 2304 Woodmont Boulevard, Nashville, Tennessee 37215
(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 29th day of April, 19 81

Robert T. Phillips

Jackie Sarah Slaughter Phillips

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 ROBERT T. PHILLIPS and wife, JACKIE SARAH SLAUGHTER PHILLIPS

the bargainorS, 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 29th day of April 1981.

Commission expires 11-17-84

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

ROBERT T. PHILLIPS ET UX

TO

H. CLIFTON SIMMONS, III ET UX

G 39929

mail to

IDENTIF. REFERENCE

MAY 1 9 52 AM '81

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

WILKINS, ADAMS & SPICER
ATTORNEYS AT LAW
1100 FIDELITY FEDERAL BUILDING
401 UNION STREET
NASHVILLE, TENNESSEE 37219

3324 05/01 656.50- CHECK

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____ BOOK 5739 PAGE 927

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
			250000.00- CO	
			650.00 CO TX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK	656.50-
			3324A05/01/81 BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

639929

IDENTIF. REFERENCE

MAY 1 9 52 AM '81

No. 819703