FILE BOX 4

G 8 9 8 2 8

IDENTIF. REFERENCE

MAY 5 10 51 AM '82

FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN

BOOK 5880 PAGE 995

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 64,754.08

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF April, 19 82.

Notary Public

MY COMMISSION EXPIRES: 4/22/84

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Foley & Weiss, Attorneys 1208 Fidelity Federal Building Nashville, TN 37219

NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Leon Buggs (NAME)	Bankers Mortgage Corporation (NAME)	33-16-73
209 Macfie Drive (STREET ADDRESS OR ROUTE NUMBER)	265 West Cheves Street P. O. Drawer F-20 (STREET ADDRESS)	11D-41681
Madison, TN 37115 (CITY) (STATE) (P. O. ZIP)	Florence, South Carolina 29503 (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, Edwin A. Phelps and wife, Lois M. Phelps

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Leon Buggs and wife, Carolyn Buggs

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. 54 on the Plan of Primrose Meadows, Section I of record in Book 4675, page 18, Register's Office for Davidson County, Tennessee.

Said Lot 54 fronts 63 feet on the westerly margin of Macfie Drive and extends back 206.45 feet on the northerly line and 188.45 feet on the southerly line to a dead line in the rear measuring 96.70 feet thereon.

Being the same property conveyed to Edwin A. Phelps and wife, Lois M. Phelps, by deed from Cherokee Mortgage Corporation of record in Book 5075, page 612, Register's Office for Davidson County, Tennessee.

This conveyance is subject to restrictive covenants of record in Book 4737, page 801 and amended in Book 5039, page 484, Register's Office for said County; easements and setback lines as set forth on the above plan of record; and taxes for the current year which have been prorated and assumed by the Grantees herein.

As part of the above consideration, the Grantees herein, assume and agree to pay the unpaid balance owing on a certain note executed by the Grantors herein to First American National Bank in the original principal amount of $33,200.00, of record in Book 5075, page 614, Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 209 MacFie Drive Madison, Tennessee 37115
(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 30th day of April, 19 82

Edwin A. Phelps Edwin A. Phelps Lois M. Phelps Lois M. Phelps

By: H. Michael Haynes By: H. Michael Haynes

H. Michael Haynes, Attorney-in-Fact H. Michael Haynes, Attorney-in-Fact

STATE OF TENNESSEE
Davidson County

On this 30th day of April, 1982, before me personally appeared H. Michael Haynes, to me known to be the person who executed the foregoing instrument in behalf of Edwin A. Phelps and wife, Lois M. Phelps, and acknowledged that he executed the same as the free act and deed of said Edwin A. Phelps and wife, Lois M. Phelps.

Witness my hand and official seal at office at Nashville, Tennessee on this 30th day of April, 1982.

My commission expires: 4/22/84

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

Edwin A. Phelps and wife,

Lois M. Phelps

TO

Leon Buggs and wife,

Carolyn Buggs

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____ BOOK 5880 PAGE 997

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

64754.08- CO
168.48 CO TX
.50 PRFEE
6.00 WDEED
CHECK 174.98-
5291 A05/05/82 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

G.B. 9828

IDENTIF. T REFERENCE

MAY 5 10 51 AM '82

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 879300