This Instrument Prepared By: Homer R. Ayers, Attorney
100 Long Hollow Pike, Goodlettsville, TN 37072

WARRANTY DEED

BOOK 6126 PAGE 469

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Rose Mary Phillips (NAME)	Collateral Investment Company (NAME)	Map 36-9
401 Moss Trail Road (STREET ADDRESS OR ROUTE NUMBER)	2100 First Avenue North (STREET ADDRESS)	Parcel 60
Goodlettsville, TN 37072 (CITY) (P. O. ZONE) (STATE)	Birmingham, Alabama 35203 (CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of ----------$10.00----------

----------TEN AND NO/100---------- *Dollars,*
Cash in hand paid by the Grantee herein, and other good and valuable consideration, a part of which is the assumption of a certain trust deed dated Nov. 11, 1977, and filed for record in the office of the recorder of deeds of Davidson County, Tennessee, in Book 5221, page 816, and note of even date thereby secured, in the original principal amount of $39,700.00, payable to Collateral Investment Co. which debt the grantee herein assumes and agrees to pay as part of payment of the purchase price.

We, STEPHEN A. WILGUS and wife, DIANE B. WILGUS, the Grantors

have this day bargained and sold, and do hereby transfer and convey unto the said

ROSE MARY PHILLIPS, the Grantee, her

~~successors~~ *heirs and assigns, certain real estate in* Davidson *County, Tennessee, as follows:*

Being Lot No. 65 on the Plan of Goodlettsville Heights Subdivision, Section Two, of record in Book 1424, pages 120 and 121, Register's Office for Davidson County, Tennessee.

Said Lot 65 fronts 115 feet on the southerly side of Moss Trail Road and runs back between parallel lines, 350 feet to a dead line, measuring 115 feet thereon.

Being the same property conveyed to Stephen A. Wilgus and wife, Diane B. Wilgus, by deed from Judith I. Smith, as of record in Book 5221, page 814, Register's Office, Davidson County, Tennessee.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 55,691.45

Subscribed and sworn to before me, this the 30th day of August 19 83

Affiant Rosemary E. Phillips

My commission expires: 1/22/84 (Affix Seal)

Notary Public Diane M Catley

This is improved ~~or~~ unimproved property, known as 401 Moss Trail Road, Goodlettsville, TN 37072
(House Number) (Street) P.O. Address: (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said
Grantee, her

~~successors~~, *heirs and assigns forever.* We *covenant that* we are *lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered,* 1983 taxes, a lien, but not yet due and payable.

we *further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to said real estate to said* Grantee, her

~~successors~~ *(successors), heirs and assigns, against the lawful claims of all persons.*

Witness our hands *this* 30th *day of* August, 19 83, *the corporate party, if any, having caused its name to be signed hereto by the duly authorized officers on said day and date.*

Rosemary Phillips
Rose Mary Phillips

Stephen A. Wilgus
Stephen A. Wilgus

Diane B. Wilgus
Diane B. Wilgus

83 31 1131 3324 CHECK

3567

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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Personally appeared before me, ...the undersigned..... , a Notary Public in and for said County and State, Stephen A. Wilgus and wife, Diane B. Wilgus .....

.....

.....

the within named bargainor S...., with whom I am personally acquainted, and who acknowledged that .....they..... executed the within instrument for the purpose therein contained.

Witness my hand and official seal at .....Goodlettsville,..... Tennessee, this .....30th..... day of .....August....., 19 83 .

Diane M. Cathey ..... Notary Public

Commission expires .....1/22/84.....

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 .....

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Rose Mary Phillips, the within named bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purpose therein contained.

WITNESS my hand and official seal at Goodlettsville, Tennessee, this the 30th day of August, 1983.

Diane M. Cathey
NOTARY PUBLIC

My Commission Expires: 1/22/84

RUSH

H 7.0 5 9 3

WARRANTY DEED

FROM
Stephen A. Wilgus, et ux

TO
Rose Mary Phillips

Compliments of
Goodlettsville Land Title
Insurance Agency, Inc.
100 New Long Hollow Pike
GOODLETTSVILLE, TENNESSEE
37072

IDENTIFICATION REFERENCE

FELIX A. ... REGISTER
DAVIDSON COUNTY, TN
Aug 31 | 59 PM '83

OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

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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
			55691.45- CO	
			144.82 CO TX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK 151.32-	
3867A	08/31/83		BAL .00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

H 7.0 5 9 3

IDENTIF. REFERENCE

AUG 31 | 39 PM '83

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 975270