ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
Brian H. Smallwood and wife, (NAME)	Citizens and Southern Mtg. Co. (NAME)	136-16-11
3716 Folkstone Dr. (STREET ADDRESS OR ROUTE NUMBER)	P. O. Box 4065 (STREET ADDRESS)	Fld. Bk. # not yet
Antioch, Tn. 37013 (CITY) (STATE) (ZIP CODE)	Atlanta, GA. 30302 (CITY) (STATE) (ZIP CODE)	assigned

WARRANTY DEED

BOOK 6321 PAGE 619

For and in consideration of the sum of TEN & NO/100---------- DOLLARS cash in hand paid and other good and valuable considerations the receipt and sufficiency of which is hereby acknowledged,

PHILHALL CORP., A Tennessee Corporation, the Grantor

have bargained and sold, and by these presents do transfer and convey unto the said Brian H. Smallwood and wife, Susan S. Smallwood

the GRANTEES herein, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Lot No. 73-B on the Zone Lot Division of Lot 73 Chelsea of Priest Lake, Section One-A, as of record in Plat Book 6250, page 34, Register's Office for said County, to which reference is made for a more complete description of said lot.

Being part of the same property conveyed to the Grantor herein by deed of record in Book 6246, page 548, said Register's Office.

This conveyance is subject to 1984 property taxes, restrictive covenants of record in Book 6213, page 806 and Book 6250, page 34, and the limitations shown on the plan of record at Book 6250, page 34, all recording references to said Register's Office.

I 30856

IDENTIF. REFERENCE

JUN 22 8 39 AM '84

FELIX A. NELSON JR. REGISTER DAVIDSON COUNTY, TN

RUSH

This is improved ( ) property, known as 3716 Folkstone Dr., Antioch, Tn. 37013
(House Number) (Street)

(P. O. Address) (City or Town) (Zip Code)

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.

Whenever 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 21st day of June, 19 84.

PHILHALL CORP., a Tennessee Corporation

BY: Charles S. Wells

Charles S. Wells, Jr., Vice President

STATE OF TENNESSEE

BOOK 6321 PAGE 620

COUNTY OF _____

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

_____

_____

the bargainor _____, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that _____ executed the within instrument for the purposes therein contained.

Witness my hand and official seal at _____, this _____ day of _____, 19____.

My commission expires _____ Notary Public _____

STATE OF TENNESSEE

COUNTY OF Davidson

Before me, the undersigend, a Notary Public of the State and County aforesaid, personally appeared Charles S. Wells, Jr. and _____ with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged himself to be the Vice President and _____ respectively of PHILHALL CORP., the within named bargainor, a corporation, and that he as such Vice President and _____, executed the foregoing instrument for the purpose therein contained by signing the name of the corporation by the said Charles S. Wells, Jr. as Vice President and attesting the same by the said _____ as _____.

Witness my hand and seal, at office in Nashville, TN. this 21st day of June, 19 84.

Marbut Glenn Gaston, Jr. Notary Public

Commission expires 10-21-84

STATE OF TENNESSEE

COUNTY OF Davidson

The actual consideration for this transfer or value of property (whichever is greater) is $ 50,900.00

This is equal to or greater than the property would bring at a fair and voluntary sale.

/ Brian H. Smallwood

Sworn to and subscribed before me

this 21st day of June, 19 84.

My commission expires 10-21-84 Notary Public Marbut Glenn Gaston, Jr.

This instrument was prepared by:

Marbut Glenn Gaston, Jr., Lawyer, 2211 Crestmoor Rd., Nashville, TN. 37215.

Name Address

WARRANTY DEED

FROM

PHILHALL CORP.

TO

Brian H. Smallwood and wife,

Susan S. Smallwood

Ticor Title Insurance Company

Public Square Building

344 4th Avenue North

NASHVILLE, TENNESSEE 37219

OFFICIAL RECEIPT

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

RECEIVED OF_____

FOR_____

BOOK 6321 PAGE 621

CO -CONVEYANCE	CC -CERTIFIED COPY	MISC -MISCELLANEOUS
MO -MORTGAGE	REL -RELEASE	COTX -STATE TAX CONVEY
WD -WARRANTY DEED	UCC -UNIFORM COMMERCIAL CODE	MOTX -STATE TAX MORT
TD -TRUST DEED		PRFEE -PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			50900.00- CAMT.	
			132.34 CSTAX	
			.50 PRFEE	
			6.00 MDEED	
			CHECK	135.34-
7120A06/22/84			PAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

I 3085 6

IDENTIF. REFERENCE

JUN 22 8 39 AM '84

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN

No. 0046357