FORM NO. WD-1

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ $80,306.17

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th DAY OF August, 1984.

Notary Public

MY COMMISSION EXPIRES: 4/21/85

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Harold Reeves, Attorney 640 Spence Lane Nashville, Tn. 37217

NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Larry N. & Elaine H. Phillips (NAME)	Bankers Mortgage Corporation (NAME)	Map 64-4
4637 Woodside Drive (STREET ADDRESS OR ROUTE NUMBER)	P. O. Drawer F-20 (STREET ADDRESS)	Par. 030
Old Hickory, TN 37138 (CITY) (STATE) (P. O ZIP)	Florence, SC 29501 (CITY) (STATE) (ZIP)	4D-50010

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, Michael Neal Taylor and wife, Tandy M. Taylor

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Larry N. Phillips and wife, Elaine H. Phillips

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 Lot No. 56 on the Plan of Woodside Subdivision, Section II, of record in Book 5200, page 98, said Register's Office, to which plan reference is made for a more complete description.

BEING the same property conveyed to Michael Neal Taylor and wife, Tandy M. Taylor by deed from Ben Merritt and wife, Bonnie R. Merritt dba Ben Merritt Construction Company of record in Book 5525, page 31, Register's Office for Davidson County, Tennessee.

THIS conveyance subject to Restrictive Covenants of record in Book 5350, page 425, and such easements and setback lines of record in Book 5200, page 98, Register's Office for Davidson County, Tennessee.

Grantees hereby assume and agree to pay the mortgage held by Bankers Mortgage Corporation of record in Book 5525, page 34, said Register's Office. The escrow account and insurance to be transferred to Grantee.

This is unimproved ( ) improved (X) property, known as 4637 Woodside Drive (House Number) (Street) Old Hickory, Tennessee 37138 (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 seised 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 24th day of August, 19 84

Michael Neal Taylor

Tandy M. Taylor

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 Michael Neal Taylor and wife, Tandy M. Taylor

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 24th day of August 19 84

Commission expires 4/21/85

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
Michael Neal Taylor and wife,

Tandy M. Taylor
TO
Larry N. Phillips and wife,
Elaine H. Phillips

File Box 24

title escrow, inc.
suite 218
640 spence lane
nashville, tennessee 37217

08/30 215.20- CHECK

1465:39

IDENTIF. REFERENCE

AUG 30 | 48 PM '84

FELIX Z. WILSON II, REGISTER
DAVIDSON COUNTY, TN

3542

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

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FOR

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
			80306.17- CAMT.	
			208.78 CSTAX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK 215.28-	
			6542A08/30/84 BAL .00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

I 4 6 5 3 9

IDENTIF. REFERENCE

AUG 30 1 45 PM '84

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 0065182