F.B. 30

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STATE OF TENNESSEE
COUNTY OF DAVIDSON — The actual consideration or value whichever is greater, for this transfer is $ 78000.00

Subscribed and sworn to before me, this the 15th day of October 19 84

My commission expires: _____ (Affix Seal)

Affiant

Notary Public

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY SOUTHEAST TITLE of Tennessee, Inc. Realtors Building, 306 Gay Street, Suite 203, Nashville, Tennessee 37201	
ADDRESS OF NEW OWNER: Dale Reece	SEND TAX BILLS TO: Federated Financial Mortgage Corporation
2131 Blair Blvd. STREET ADDRESS	1000 Circle 75 Parkway #700 STREET ADDRESS
Nashville, TN CITY STATE ZIP	Atlanda, GA 30339 CITY STATE ZIP
MAP NO. 135	PARCEL NO. 90

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, John R. Phillips, an unmarried person

HEREINAFTER CALLED GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO HEREBY TRANSFER AND CONVEY UNTO Dale Reece and , Joyce White

HEREINAFTER CALLED GRANTEE(S), THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND, TOGETHER WITH ALL TENEMENTS, HEREDITAMENTS AND APPURTENANCES THERETO LOCATED IN Davidson COUNTY, STATE OF TENNESSEE, MORE PARTICULARTY DESCRIBED AS FOLLOWS:

Being part of the Homestead Tract of Mrs. Theodosia Powers as shown on the plan in Minute Book 5, page 384 of the County Court for said County and also being a part of Tract No. 2 as shown on the plan of record in Chancery Court Plan Book 3, page 21 of the Chancery Court at Nashville in the cause of C. L. Davis et al vs. no. 48000 & no. 48003, T. M. Matlock et al and being the tract of land marked F. A. Carter, R. H. Shearn and Dr. W. P. Law as of record in Book 974 at page 22, Register's Office for Davidson County, described according to a survey made by W. B. Southgate, Surveyor, October 29, 1937 as follows:
BEGINNING at a point on the southerly margin of Murfreesboro Road at the intersection of the southerly margin of said road and the eastern boundary line of the property conveyed to Mrs. Lucy Meacham by deed from Mrs. Media Davis Sinnott of record in Book 1116, at page 126, said Register's Office; thence with said Meachan's eastern boundary line South 21 deg. west 44 ft. and south 34 deg west 198.67 ft.; thence south 54 deg. east 122.75 ft. to the southwest corner of the R. H. Shearin property located by said plan of record in Book 974 at page 22, said Register's Office; thence with said Shearin's western boundary line north 21 deg. east 50 ft. and North 26 deg. east 195.33 feet to the southerly nargin of said road; thence with the same, north 54 deg. west 95 ft. to the point of beginning.

Being the same property conveyed to John R. Phillips by deed recorded in Book 5693 at page 125, Register's Office for Davidson County, Tennessee.
This conveyance is subject to taxes for the year 1984 and subsequent years, easements and restrictive covenants of record, and a Deed of Trust for the benefit of Federated Financial Mortgage Corporation, which the Grantee(s) herein agree to assume and pay.

THIS IS _____ IMPROVED PROPERTY KNOWN AS 1909 Old Murfreesboro Road, Nashville, TN 37217

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenance, 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 15th day of October 19 84

John R. Phillips

State of Tennessee
County of Davidson

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On this 15th day of October, 19 84, before me personally appeared John R. Phillips to me known to be the person(s) described in or proved to me on the basis of satisfactory evidence, and who executed the foregoing instrument, and who acknowledged the execution of the same to be their free act and deed.

Witness my hand and official seal.
My Commission expires:

Jan 19, 1986

Notary Public

State of Tennessee
County of _____

On this _____ day of _____, 19_____, before me personally appeared _____ to me known to be the person(s) described in or proved to me on the basis of satisfactory evidence, and who executed the foregoing instrument, and who acknowledged the execution of the same to be _____ free act and deed.

Witness my hand and official seal.
My Commission expires:

_____

_____
Notary Public

WARRANTY DEED

SOUTHEAST TITLE
OF TENNESSEE, INC.
Realtors Building
306 Gay Street Suite 203
Nashville, Tennessee 37201

RECORDED
Oct 17 12 09 PM '84
REGISTER'S OFFICE
DAVIDSON COUNTY, TN

157110

OFFICIAL RECEIPT

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

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RECEIVED OF _____

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
			78000.00- CAMT.	
			202.80 CSTAX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK 209.30-	
9394A	10/17/84		BAL .00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

I 57 I I I O

IDENTIF. REFERENCE

Oct 17 12 09 PM '84

REGISTER
DAVIDSON COUNTY, TN

No. 0077674