THIS INSTRUMENT PREPARED BY:
STEWART & BLACK, ATTORNEYS
223MADISON STREET
SUITE 108
MADISON, TENNESSEE 37115

BOOK 6590 PAGE 461

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Warren E. Phillips, III (NAME)	First Investment COmpany (NAME)	Map 43-5
504 Anderson Lane (STREET ADDRESS OR ROUTE NUMBER)	P. O. Box 749 (STREET ADDRESS)	Parcel 135
Madison, TN 37115 (CITY) (P. O. ZONE) (STATE)	Columbus, Ohio 43216 (CITY) (ZONE) (STATE)	11D-63450

FOR AND IN CONSIDERATION of the sum of .....Ten. and No/100.....
.....($10.00)..... *Dollars,*

cash in hand paid, and other good and valuable considerations, receipt of which are hereby acknowledged, including the Grantee assuming a certain unpaid indebtedness of record in Book 6066, page 764, Register's Office for Davidosn County, Tennessee, which Grantee promises to pay and hold Grantor harmless from same, we

Lewis Morgan et ux, Lena G. Morgan, hereinafter referred to as Grantors,

.....,

have this day bargained and sold, and do hereby transfer and convey unto the said Warren E. Phillips, III et ux, Shirley A. Phillips, hereinafter referred to as Grantees,

their..... *(successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:*

Beign Lot NO. 3 on the Plan of Cerdarcrest Estates, Block "C", of record in Book 974, page 15, Register's Office for Davidson County, Tennessee, to which plan reference is here made for a more complete and accurate description.

Being the same property conveyed to Lewis Morgan et ux, Lena G. Morgan by deed from Dorislynn Nipper McGee et vir, Joe R, McGee of record in Book 6066, page 761, Register's Office for Davidson County, Tennessee.

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

Subscribed and sworn to before me, this the 20th day of June 19 85.

Affiant

My commission expires: 7-17-88 (Affix Seal)

Notary Public

This is improved (X) unimproved ( ) property, known as 504 Anderson Lane, Madison, TN 37115
(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 ...Grantees, their.....
.....*(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.*

We ... *further covenant and bind* ...ourselves, our..... *heirs and representatives, to warrant and forever defend the title to said real estate to said* ...Grantees, their.....
.....*(successors), heirs and assigns, against the lawful claims of all persons.*

Witness our *hand* s ..... *this* ...20th... *day of* .....June..... *19* 85 *the corporate party, if any, having caused its name to be signed hereto by the duly authorized officers on said day and date.*

Lewis Morgan — LEWIS MORGAN

Lena G. Morgan — LENA G. MORGAN

Shirley Phillips

Warren E. Phillips III

6/20/85 12:35:72 CHECK

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, *a Notary Public in and for said County and State,* Lewis Morgan et ux, Lena G. Morgan and Warren E. Phillips III et ux, Shirley A. Phillips

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 Madison, *Tennessee, this* 20th *day of* June, *19* 85.

Ann L. Black
Notary Public

Commission expires 7-17-88

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

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 .....

WARRANTY DEED

FROM

TO

Compliments of
Commonwealth Title Agency of Nashville, Inc.
Suite 106, Madison Bldg.
223 Madison St.
MADISON, TENNESSEE 37115

FILED & RECORDED
DAVIDSON COUNTY, TN
JUN 28 8 50 AM '85

IDENTIF. REFERENCE

J 1 5 6 5 3

OFFICIAL RECEIPT

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

RECEIVED OF_____

FOR_____

BOOK 6590 PAGE 463

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
			49693.12- CAMT.	
			129.22 CSTAX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK 135.72-	
1464A06/25/85			BAL .00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

J 1 5 6 5 3

IDENTIF. REFERENCE

JUN 25 8 10 AM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 147818