full Book 21

This instrument prepared by:
Sam D. Hodges, III
323 Union Street
Nashville, Tennessee 37201

WARRANTY DEED

BOOK 6597 PAGE 486

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP/PARCEL NO.:
Harry Margrave, Trustee ONE INVESTMENT PLACE 2740 OLD ELM HILL PIKE SUITE 202 NASHVILLE, TN 37214	Mid-States Mortgage Corp. 24901 Northwestern Southfield, Michigan 48075	Map 64-4 Par. Nos. 13A and 13B

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, and other good and valuable consideration, including the assumption of and agreement to pay that certain promissory note dated December 30, 1983, in the original principal amount of $40,585.00, secured by a deed of trust of record in Book 6208, page 476, in the Register's Office for Davidson County, Tennessee, and that certain promissory note dated December 30, 1983, in the original principal amount of $40,585.00, secured by a deed of trust of record in Book 6207, page 605, said Register's Office, JOHN W. PHILLIPS and wife, CAROL M. PHILLIPS, the "Grantors," have bargained and sold, and by these presents do transfer and convey unto the said HARRY MARGRAVE, TRUSTEE, with full power to sell, convey, transfer, mortgage, and assign, without joinder of beneficiary, his successors and assigns, that certain land in Davidson County, State of Tennessee, described as follows:

> Being Lots 13A and 13B on the Plan of Zone Lot Division of Lot 13, Lake Country, of record in Book 5800, page 343, Register's Ofice for Davidson County, Tennessee, to which plan reference is made for a more complete description.
>
> Being the same property conveyed to John W. Phillips and wife, Carol M. Phillips, by deed from Harold A. Ferguson and wife, Frances S. Ferguson, of record in Book 6487, page 874, said Register's Office.
>
> This is improved property known as 308 and 310 Woodview Court, Old Hickory, Tennessee 37138.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, his successors and assigns, forever. And we do covenant with the said Grantee 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, except as set out above. 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 Grantee, his successors and assigns, against the lawful claims of all persons, whomsoever.

WITNESS our hands this 1st day of July, 1985.

John W. Phillips
JOHN W. PHILLIPS

Carol M. Phillips
CAROL M. PHILLIPS

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named John W. Phillips and wife, Carol M. Phillips, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal, at Nashville, Tennessee, this 1st day of July, 1985.

Ruby E. Hinnett
NOTARY PUBLIC

NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires: 4/19/87

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer, or value of property (whichever is greater) is $ 110,974.64. This is equal to or greater than the property would bring at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me this 1st day of July, 1985.

NOTARY PUBLIC DAVIDSON COUNTY, TENN.

Betty Jane Ashton
NOTARY PUBLIC

My Commission Expires: 10/19/86

J 1:7 9 3:5.

IDENTIF. REFERENCE

Jul 2 9 48 PM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

OFFICIAL RECEIPT

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

RECEIVED OF_____

FOR_____

BOOK 6597 PAGE 488

CO -CONVEYANCE
MO -MORTGAGE
WD -WARRANTY DEED
TD -TRUST DEED

CC -CERTIFIED COPY
REL -RELEASE
UCC -UNIFORM COMMERCIAL CODE

MISC -MISCELLANEOUS
COTX -STATE TAX CONVEY
MOTX -STATE TAX MORT
PRFEE -PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			110974.64- CAMT.	
			288.60 CSTAX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK 295.10-	
			4214A07/02/85 BAL .00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

JUL 2 3 35 PM '85
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

T
IDENTIF. REFERENCE

No. 150507