THIS INSTRUMENT PREPARED BY: PERCY WILKINS, JR. and CHRISTY [illegible]INS IVEY, Attorneys
2210 Crestmoor Road, Nashville, Tennessee 37215-0157

BOOK 6721 PAGE 68

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS:
Paul E. Phillips 738 Howse Ave. Madison, TN. 37115	Leader Federal Sav & Loan 158 Madison Avenue Memphis, TN. 38103	52-06-101 M10-78204

Returned by
WALT, DYER & JAMES
ATTORNEYS AT LAW
C-301, 2002 RICHARD JONES RD.
NASHVILLE, TN 37215

WARRANTY DEED

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, Dwight S. Lampley and wife, Mary S. Lampley, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto PAUL E. PHILLIPS and wife, DOROTHY N. PHILLIPS as tenants in common and not as tenants by the entirety hereinafter called the Grantee, Grantee's heirs and assigns, a certain tract or parcel of land in Davdison County, State of Tennessee, described as follows: To-Wit:

LAND in the 11th Civil District, Davidson County, Tennessee, being a portion of Lots Nos. 26 and 27 on the Subdivision of a Part of the H. B. Chadwell Tract, also known as being a apart of the R. L. Alexander Tract of 18.34 acres of part of the H. B. Chadwell Tract, of record in Book 421, page 61, said Register's Office, and described in part according to an October 13, 1981 survey by Rocky L. Montoya, Registered Land Surveyor No. 697, Job No. 81-450, as follows:

BEGINNING at a point in the westerly margin of Howse Avenue, formerly Lock Avenue, 1,444 feet, more or less, South from the centerline of Neely's Bend Road, said point also being at the southeasterly corner of the property conveyed to Sue N. Burrow, of record in Book 4208, page 160, said Register's Office; thence, with said westerly margin, southwardly 110 feet to the northeasterly corner of the property conveyed to Robert W. Zulewski, of record in Book 5466, page 394, said Register's Office; thence leaving the westerly margin of said Avenue with Zulewski's northerly line, westwardly 300 feet to a point in the easterly line of the property conveyed to Homer E. Chance, et al, of record in Book 5267, page 997, said Register's Office; thence with Chance's easterly line, northwardly 110 feet to Burrow's southwesterly corner; thence with Burrow's southerly line, 300 feet to the point of beginning.

BEING The same property conveyed to Dwight S. Lampley and wife, Mary S. Lampley, by deed from Jan Howard, a single person, of record in Book 5544, page 290, Register's Office for Davidson County, Tennessee.

This is (an) improved property, known as 738 Howse Avenue, Madison, Tennessee 37115.

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, Grantee's heirs or assigns, forever; and Grantor covenants with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever. (As to a corporate or partnership party, the reference to "heirs" shall be deemed to read "successors".)

Witness the execution hereof this 23rd day of September, 1985.

Dwight S. Lampley

Mary S. Lampley

STATE OF TENNESSEE
COUNTY OF Madison

On this 23rd day of Sept, 1985, before me personally appeared Dwight S. Lampley and Mary S. Lampley, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

NOTARY PUBLIC

Notary Public

My Commission Expires: 1/28/89

STATE OF TENNESSEE
COUNTY OF _____

BOOK 6721 PAGE 69

Before me, the undersigned, of the State and County aforesaid, personally appeared _____, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged ____ self to be the President (or other officer authorized to execute the instrument) of the _____, the within named bargainor, a corporation, and that he as such _____, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by ____ self as _____. Witness my hand and official seal, at office, in _____, Tennessee, this _____ day of _____, 19___.

_____
Notary Public

My Commission Expires:_____

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $ 85,500.00.

Robert H Franke
Affiant

Subscribed and sworn to before me, this the 22nd day of November, 19 85.

_____
Notary Public

My Commission Expires: 4-17-87

STATE OF TENNESSEE
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY

WARRANTY DEED

from:
DWIGHT S. LAMPLEY ET UX

to:
Paul E. Phillips and wife,
Dorothy N. Phillips

PERCY WILKINS, JR.
and
CHRISTY WILKINS IVEY
Attorneys at Law
2210 Crestmoor Road
P.O. Box 150157
Nashville, Tennessee 37215-0157
dp

TN 24377

IDENTIFICATION REFERENCE

FELIX Z. WILSON II, REGISTER
DAVIDSON COUNTY, TN
Dec 2 8 00 AM '85

0 4 8 9 5

OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 6721 PAGE 70

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

8550.00- CONT.
262.30 CSTAX
.50 PRFEE
6.00 MISC
CHECK 663.30-
1291A12/02/85 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

5.6 8.4 0

IDENTIFICATION REFERENCE

DEC 2 8 50 AM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 196386