4263 File Box 38

WARRANTY DEED

THIS INSTRUMENT PREPARED BY

George E. Mudter, Jr., Atty.
4301 Hillsboro Rd., Suite 221
Nashville, TN 37215

BOOK 6724 PAGE 41

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
ROBERT L. RHOADES (NAME)	CITYFED MORTGAGE COMPANY (NAME)	Part of Map 172
1329 Barnes Road (STREET ADDRESS OR ROUTE NUMBER)	404 BNA Drive, Suite 201 (STREET ADDRESS)	Parcel 83
Nashville, Tennessee 37211 (CITY) (STATE) (P. O. ZIP)	Nashville, Tennessee 37217 (CITY) (STATE) (ZIP)	FB# 5D-18701

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, PHILHALL CORP.

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO ROBERT L. RHOADES and wife, DONNA L. RHOADES

HEREINAFTER CALLED THE GRANTEES, THEIR SUCCESSORS, HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 1 on the Plan of Section One Hunters Branch, as of record in Plat Book 6250, page 513, Register's Office for said County, to which plan reference is made for a more complete description.

Being part of the same property conveyed to Philhall Corp., a Tennessee Corporation by deed from Hunter's Branch Development, Inc., a Tennessee Corporation of record in Book 6612, Page 887, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to (1) Covenants, Conditions and Restrictions of record in Book 6601, page 7; (2) Dedication of record in Book 6612, page 885; and (3) All matters appearing on the Plan of record in Plat Book 6250, page 513, said Register's Office.

5.7.5 3 9

IDENTIFICATION REFERENCE

DEC 3 8 47 AM '85
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

unimproved ( )
This is improved (XX) property, known as 1329 Barnes Road, Nashville, Tennessee 37211

TO HAVE AND TO HOLD the said tract or parcel of land, with the apurtenances, estate, title and interest thereto belonging to the said GRANTEES, their successors, 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, successors, assigns and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their successors, 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.

In witness whereof, the GRANTORS have hereunto set their hands (if a corporation, has caused its name to be signed hereto by its duly authorized officer) on this 25th day of November, 19 85

PHILHALL CORP.
By: Tim Ferguson, Vice President

STATE OF TENNESSEE
COUNTY OF _____

BOOK 6724 PAGE 42

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named _____

the bargainor _____, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that _____ executed the within instrument for the purposes therein contained.

Witness my hand and official seal at _____, this _____ day of _____, 19____.

My commission expires_____ Notary Public_____

STATE OF TENNESSEE
COUNTY OF Williamson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Tim Ferguson _____ with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged him self to be Vice President of the PHILHALL CORP. _____, the within named bargainor, a corporation, and that as such Vice President being authorized so to do, executed the foregoing instrument for the purpose therein contained by signing the name of the corporation by the said Tim Ferguson as such Vice President.

Witness my hand and official seal, at Brentwood, Tennessee
this 25th day of November, 19 85.

Catherine C. Hershey
Notary Public

Commission expires 5-13-89

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 70,820.00

Robert L. Rhoades
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th DAY OF November 19 85

MY COMMISSION EXPIRES: 1/10/89
(AFFIX SEAL)

Notary Public

2346 12/02 WARRANTY DEED

FROM

PHILHALL CORP.

TO

ROBERT L. RHOADES and wife,
DONNA L. RHOADES

PLEASE RETURN TO:

First Title & Escrow Company, Inc.
P.O. Box 926
Suite 11C The Paddock
229 Ward Circle
BRENTWOOD, TENNESSEE 37027-0926

OFFICIAL RECEIPT

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

RECEIVED OF_____

FOR_____

BOOK 6724 PAGE 43

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

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

MISC -MISCELLANEOUS
CO TX -STATE TAX CONVEY
MO TX -STATE TAX MORT
PRFEE -PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

7[illegible]80.00- CONF.
184.00 CSTAX
.50 PRFEE
6.00 MORTG
STTAX 190.50-
20468[illegible]/03/85 [illegible] .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

5.7.5 3 9

IDENTIFICATION REFERENCE

DEC 3 8 47 AM '85

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 197130