ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS:
McKAY PHILLIPS ET UX	CITIZENS & SOUTHERN MORTGAGE CO.	11D 71010
(NAME) 926 Denson Avenue	(NAME) P. O. Box 656	MAP: 52-5
(STREET ADDRESS OR ROUTE NUMBER) Madison, TN 37115	(STREET ADDRESS) Tucker, GA. 30085-0656	PAR: 78
(CITY) (STATE) (ZIP CODE)	(CITY) (STATE) (ZIP CODE)	

BOOK 6735 PAGE 296

WARRANTY DEED

For and in consideration of the sum of TEN AND NO/100 ---------- ($10.00) DOLLARS

cash in hand paid by the Grantees, McKAY PHILLIPS AND WIFE, BONNIE L. PHILLIPS, and other good and valuable considerations, the receipt of which is hereby acknowledged,

We, JESSIE LOUISE HUNT, LARRY ALLEN HUNT, RONALD GLENN FERRELL, AND BARBARA JEAN McCLEERY,

have bargained and sold, and by these presents do transfer and convey unto the said McKAY PHILLIPS AND WIFE, BONNIE L. PHILLIPS

the GRANTEES herein, their heirs and assigns, a certain tract or parcel of land in DAVIDSON County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 47, Block I, Power and Roth Revised Plan of Madison Park Subdivision, of record in Book 843, page 7, Register's Office for said County, to which Plan reference is hereby made for a more complete description of said lot.

Being the same property conveyed to Bertha G. Dillon by deed from Jessie L. Hunt, of record in Book 5570, page 918, Register's Office for Davidson County, Tennessee. The said Bertha G. Dillon having since died, and by Will of record in Will Book 151, page 584, Probate Court, Davidson County, Tennessee, property was devised to JESSIE LOUISE HUNT, LARRY ALLEN HUNT, RONALD GLENN FERRELL, AND BARBARA JEAN McCLEERY.

RECEIVED FOR RECORD
DEC 13 12 07 PM '85
IDENTIFICATION REFERENCE
61073

This is unimproved ( ) improved (X) property, known as 926 Denson Avenue (House Number) (Street)
Madison (P. O. Address) (City or Town) 37115 (Zip Code)

To have and to hold the said tract or parcel of land, with the appurtenances, 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 hands this 6 day of November 19 85.

x Jessie Louise Hunt x Jessie Louise Hunt x Barbara McCleery
x Larry Allen Hunt Melody K Hunt x Lynn D McCleery
x Melody K Hunt
x Ronald Glen Ferrell Susan C. Ferrell

BOOK 6735 PAGE 297

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 Ronald Glenn Ferrell and wife, Susan C. Ferrell

the bargainor S, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Madison, Tenn, this 23rd day of November, 1985.

My commission expires 7/27/86 Notary Public Billy Joe Slate

STATE OF TENNESSEE
COUNTY OF _____

Before me, _____, a Notary Public, of the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted, and who, upon oath, acknowledged _____ to be _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that _____ as such _____ and _____ being authorized so to do, executed the foregoing instrument for the purpose therein contained by signing the name of the corporation by the said _____ as such _____ and attesting the same by the said _____ as such _____.

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

_____ Notary Public

Commission expires _____

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer or value of property (whichever is greater) is $ 49,500.00 This is equal to or greater than the property would bring at a fair and voluntary sale.

McKay Phillips

Sworn to and subscribed before me this 25th day of November, 19 85.

My commission expires 7-18-87 Notary Public D. Annette Buston

RETURN TO:	This instrument was prepared by:
WILLIAM D. CASTLEMAN, ATTORNEY	101 CUMBERLAND AVENUE MADISON, TN 37115
Name	Address

WARRANTY DEED

FROM JESSIE LOUISE HUNT, ET AL

TO MCKAY PHILLIPS, ETUX

LAW OFFICES
WILLIAM D. CASTLEMAN
101 CUMBERLAND AVENUE
SUITE 100
MADISON, TENNESSEE 37115
AREA CODE 615
TELEPHONE 865-4750

STATE OF INDIANA

COUNTY OF Madison

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named JESSIE LOUISE HUNT AND HUSBAND, GERALD O. HUNT, Jessie Louise Hunt, the bargainors, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Anderson (City), Indiana (State), this the 6 day of November, 1985.

Barbara Barker
NOTARY PUBLIC

My commission expires:
November 2, 1989

STATE OF INDIANA

COUNTY OF Madison

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named LARRY ALLEN HUNT AND WIFE, MELODY R. HUNT, Larry Allen Hunt, the bargainors, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Anderson (City), Indiana (State), this the 6th day of November, 1985.

Beverly Patterson
NOTARY PUBLIC

My commission expires:
Oct 8, 1988

STATE OF FLORIDA

COUNTY OF Hillsborough

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named BARBARA McCLEERY AND HUSBAND, LYNN G MCCLEERY, the bargainor, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Tampa (City), Florida (State), this the 18th day of November, 1985.

Deborah Snyder
NOTARY PUBLIC

my commission expires:
11-26-86

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

RECEIVED OF _____

FOR _____

BOOK 6735 PAGE 299

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
			4950.00- CASH	
			128.70 CSTAX	
			.50 PRFEE	
			9.00 MTGTX	
			CHECK 138.20-	
			6316A12/13/85 BAL .00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

61073

IDENTIFICATION REFERENCE

Dec 13 12 07 PM '85

FELIX Z. WILSON
REGISTER

No. 201303