FROM:

TO:

This Instrument Prepared By:

THOMAS N. JONES
Attorney at Law
405 Main Street
Franklin, TN 37064

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Address New Owners:

Blake R. Mull
3132 Country Meadow
Antioch, TN 37013

Send Tax Bills To:

Singleton Mortgage Corp.
Suite 100
6263 Poplar Ave.
Memphis, TN 38119

Map/Parcel No.: 150-179

WARRANTY DEED

FOR AND IN CONSIDERATION of One ($1.00) Dollar, cash in hand paid, the receipt of which is hereby acknowledged, and other valuable consideration, we, **Jeffrey Clay Phillips and wife, Cheryl Weber Phillips**, hereinafter known at Grantors, have this day bargained and sold and do hereby transfer and convey unto **Blake R. Mull and wife, Susan T. Mull**, their heirs and assigns, the following described tract or parcel of land lying, located and being in the County of Davidson, Tennessee, and more particularly described as follows:

> Land in Davidson County, TN, being Lot No. 212, on the Plan of The Country, Section 5, of record in Book 5200, pages 271 and 272, RODC, TN.
>
> Said Lot No. 212 fronts 80.0 ft. on the southwesterly side of Country Meadow Road, and runs back between lines measuring 129.77 ft. on the northwesterly line and 129.83 ft. on the southeasterly line to a line in the rear which measures 80.0 ft. thereon.
>
> BEING the same property conveyed to Jeffrey Clay Phillips and wife, Cheryl Weber Phillips by deed from Randall Phillips Builders, Inc. of record in Book 6223, Page 234, RODC, TN.

TO HAVE AND TO HOLD the said lands,with the improvements and appurtenances thereunto belonging to the said Grantees, their heirs and assigns, forever.

AND WE 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 that it is unencumbered, except as follows:

1. Taxes for the year 1985 are a lien, and are now due and payable.

2. Subject to restrictive covenants contained in Book 5635, Page 547, RODC, TN.

3. Applicable building and zoning regulations.

4. Such state of facts as an accurate survey would disclose.

5. All existing highway, roadway and utility easements.

6. Plan of record in Book 5200, pages 271 and 272, RODC, TN, which may affect property.

AND WE DO FURTHER COVENANT and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said property to the said Grantees, their heirs and assigns, against the lawful claims of all persons whomsoever.

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WITNESS OUR HANDS on this 19th day of December, 1985.

5609

IDENTIFICATION REFERENCE

JAN 2 10 44 AM '86

FELIX [illegible] REGISTER
DAVIDSON COUNTY, TN

Jeffrey Clay Phillips
JEFFREY CLAY PHILLIPS

Cheryl Weber Phillips
CHERYL WEBER PHILLIPS

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, Margaret Ann Smith, a Notary Public in and for said County and State, Jeffrey Clay Phillips and wife, Cheryl Weber Phillips, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at Franklin on this the 19th day of December, 1985.

Margaret Ann Smith
NOTARY PUBLIC

My Commission Expires: 5/22/89

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

I, or we, hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $ 84000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

Blake R. Mull
Affiant

Sworn to and subscribed before me this 19th day of December, 1985.

Margaret Ann Smith
Notary Public

My Commission Expires: 5/22/89

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

RECEIVED OF _____

FOR _____

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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

840[illegible].00- CAPT.
218.40 CSTAX
.50 PRFEE
6.00 MORTG
CHECK 224.90-
2002A01/02/86 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

65609

IDENTIFICATION REFERENCE

JAN 2 10 44 AM '86

FELIX Z. WILSON REGISTER
DAVIDSON COUNTY, TN

No. 206855