BOOK 7418 PAGE 871

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 56,900.00

Gloria Jean Jones
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3rd DAY OF December, 19 87

Notary Public

MY COMMISSION EXPIRES: October 9, 1991
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Guaranty Title and Escrow Co.,, 2711 Murfreesboro Rd., Suite 105, Antioch, TN 37013
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	Mortgagee: and Send Tax Bill To:	MAP-PARCEL NUMBERS
Gloria Jean Jones (NAME)	City Federal Savings Bank (NAME)	43-05
308 Roosevelt Avenue (STREET ADDRESS OR ROUTE NUMBER)	125 Belmont Drive (STREET ADDRESS)	219
Madison, TN 37115 (CITY) (STATE) (P. O. ZIP)	Somerset, NJ 08873 (CITY) (STATE) (ZIP)	

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, WE, W. George Phillips and wife, Annie S. Phillips

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Gloria Jean Jones, unmarried

HEREINAFTER CALLED THE GRANTEES, THEIR 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 part of Lot No. 12 of Block "B" on the Map of Crestview Estates of record in Book 843, Page 81, Register's Office for said County.

Said part of Lot fronts 101 feet on the easterly side of Brooks Avenue and runs back between parallel lines, with the southelry margin of Roosevelt Street, 70 feet to a dead line.

Being the same property conveyed to W. George Phillips et ux Annie S. Phillips by deed from David G. Rader et ux Marilyn S. Rader, of record in Book 6226, Page 759, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.

87 7830

IDENTIFICATION REFERENCE

DEC 4 1 20 PM '87

FELIX Z. WILSON II Register
DAVIDSON COUNTY, TN

This is unimproved (XX) improved ( ) property, known as 308 Roosevelt Avenue, Madison, TN 37115
(House Number) (Street) (P. O. Address) (City or Town) (Postal Zip)

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 3rd day of December, 19 87

W. George Phillips — Annie S. Phillips

W. George Phillips — Annie S. Phillips

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named W. George Phillips and wife, Annie S. 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 Antioch, Tennessee this 3rd day of December, 19 87.

Notary Public

Commission Expires October 9, 1991

STATE OF TENNESSEE
Davidson County

Before me, _____ a Notary Public in and for 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 himself to be the _____ of the _____ a corporation, and that he as such _____, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as _____.

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

_____ Notary Public

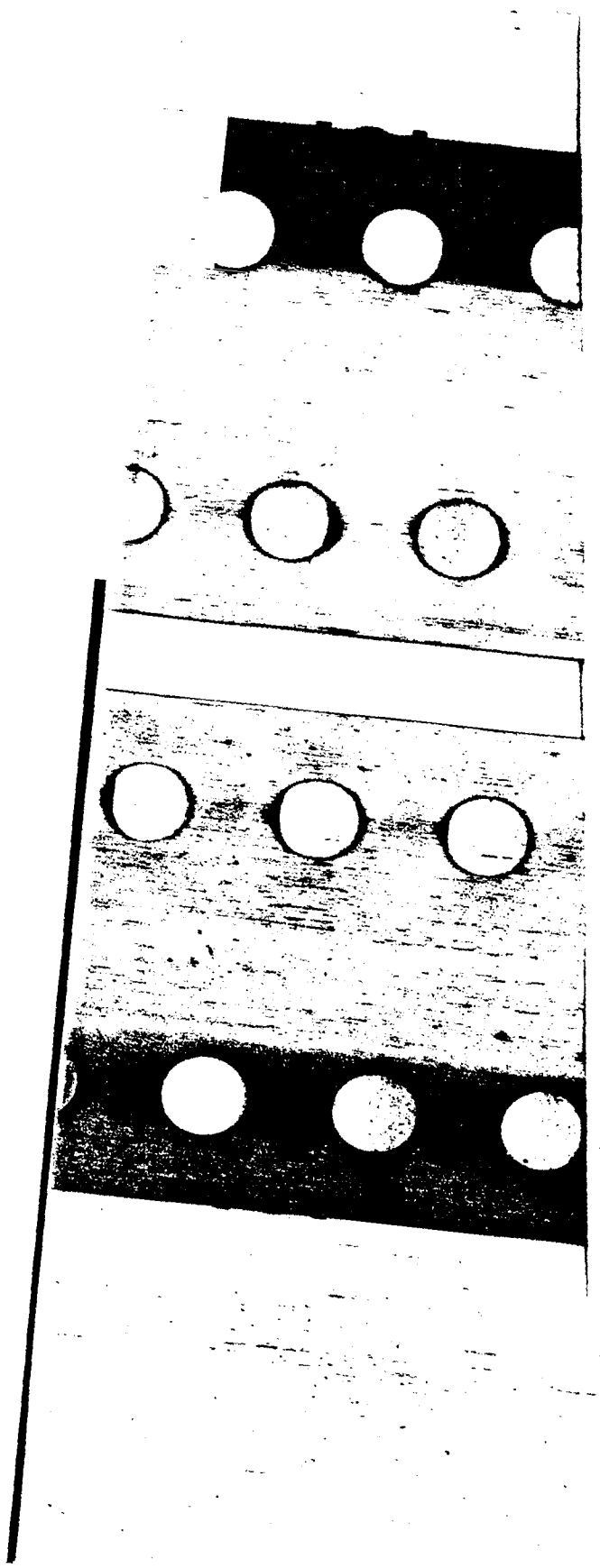
Commission Expires _____

WARRANTY DEED

FROM
W. George Phillips and wife, Annie S. Phillips

TO
Gloria Jean Jones, unmarried

Guaranty Title and Escrow Co.
Suite 105, Priest Lake Professional Building
2711 Murfreesboro Road
Antioch, Tennessee 37013
Phone (615) 367-0595
Phone (615) 367-0697



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 TAX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TAX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL
			56900.00- CAMT.	
			159.32 CSTAX	
			.50 PRFEE	
			6.00 MDEED	
			CHECK 165.82-	
8817A12/04/87			BAL .31	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

8.7.8.3.0.

IDENTIFT REFERENCE

DEC 4 1 20 PM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 41865