Bat 47

BOOK 7778 PAGE 81

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 69,900.00

Ronald A. Phipps
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th DAY OF February 19 89

Joyce B. Donelson
Notary Public

MY COMMISSION EXPIRES 5-20-92
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
William D. Castleman, 101 Cumberland Avenue, Madison, Tennessee 37115

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ronald A. Phipps (NAME)	National Mortgage Company (NAME)	11D 81485
804 Evergreen Trail (ADDRESS)	4041 Knight Arnold Road (ADDRESS)	52-16
Madison, Tennessee 37115 (CITY) (STATE) (ZIP)	Memphis, Tennessee 38118 (CITY) (STATE) (ZIP)	79

FOR AND 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, Aaron Sherwood Duke and wife, Jane M. Duke

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Ronald A. Phipps and wife, Kimberly L. Phipps

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 Lot No. 60 on the Plan of Marlin Meadows, Section Four, as of record in Book 2133, page 66, Register's Office for said County.

Said Lot No. 60 fronts 115 feet on the north side of Evergreen Trail, and runs back 142.5 feet on the east line and 215 feet on the west line, to a dead line, measuring 130.7 feet thereon.

BEING the same property conveyed to Aaron Sherwood Duke and wife, Jane M. Duke by deed from Jacob N. Peeler and wife, Jo Ann Peeler of record in Book 3983, Page 647, Register's Office for Davidson County, Tennessee.

10978

IDENTIFICATION REFERENCE

FEB 23 11 57 AM '89

FELIX Z. WILSON REGISTER
DAVIDSON COUNTY TN

9617 02/23 0101 03CHECK 237.17

unimproved
This is improved X property known as 804 Evergreen Trail, Madison, Tennessee 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 hand s this 13th day of February 19 89

Aaron Sherwood Duke

Jane M. Duke

First Data Systems, Inc.

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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 Aaron Sherwood Duke and wife, Jane M. Duke

the bargainor S, 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 Madison, Tennessee, this 13th day of February 19 89.

Commission expires 5-20-92

Joyce B. Donahue
Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes 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 official seal at office at _____ on this the _____ day of _____ 19_____.

My commission expires _____

_____
Notary Public

WARRANTY DEED

FROM

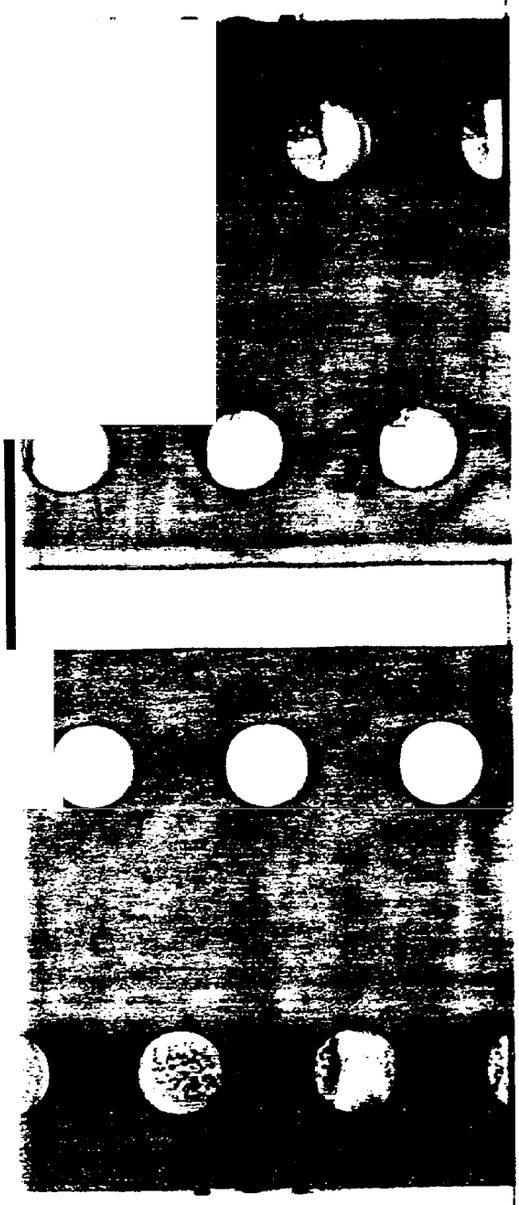
Aaron Sherwood Duke and wife, Jane M. Duke

TO

Ronald A. Phipps and wife, Kimberly L. Phipps

RETURN TO:

William D. Castleman
101 Cumberland Avenue
Madison, Tennessee 37115



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

CAMT	69900.00
CON TX	230.67
PRFEE	0.50
WDEED	6.00
TOTAL	237.17
CHECK	237.17

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

02/23/89 01 11:59 0001 9617

1097.8

IDENTIFICATION REFERENCE

Feb 23 11 57 AM '89

FELIX Z WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 184052