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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 87,523.24

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th DAY OF February, 19 89

Notary Public

MY COMMISSION EXPIRES: 7/5/89

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Larry L. Westbrook, Attorney P. O. Box 150349, Nashville, Tennessee 37215
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
George F. Philpot (NAME)	Security Federal Savings & Loan (NAME)	64-4 #12
4573 Woodside Circle (STREET ADDRESS OR ROUTE NUMBER)	4235 Hillsboro Road (STREET ADDRESS)	
Old Hickory, TN 37138 (CITY) (STATE) (P. O. ZIP)	Nashville, TN 37215 (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, Dennis P. McNeal and wife, Lynette W. McNeal

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO George F. Philpot and wife, Nancy M. Philpot

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. 24 on the Plan of Woodside Subdivision, Section I, as of record in Book 5050, page 75, Register's Office for said County.

Said Lot No. 24 fronts 110.00 feet along the northerly margin of Woodside Circle and extends back between lines 131.00 feet on the easterly line and 199.00 feet on the westerly line, to a dead line in the rear on which it measures 178.15 feet.

Being the same property conveyed to Dennis P. McNeal and wife, Lynette W. McNeal by deed from Jim C. Goodwin and wife, Jane S. Goodwin of record in Book 5893, page 730, Register's Office for Davidson County, Tennessee.

It is understood and agreed that part of the consideration for the transfer of this property is the agreement of the grantees to assume the unpaid balance of a note secured by a first mortgage Deed of Trust of record in Book 7621, page 100, Register's Office for Davidson County, Tennessee, and also that the escrow account in connection with the aforesaid Deed of Trust is hereby transferred to said grantees.

This is { unimproved ( ) / improved (XX) } property, known as 4573 Woodside Circle, Old Hickory, TN 37138
(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 their hand s this 18th day of Feb 18, 1989

Dennis P. McNeal

Lynette W. McNeal

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STATE OF TENNESSEE
Davidson County

Personally appeared before me, Charles F Andrews, a Notary Public in and for said County and State, the within named Dennis P. McNeal and wife, Lynette W. McNeal

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 Nashville, Tennessee, this 18th day of February 1989.

Commission expires 11/12/90

Notary Public

STATE OF TENNESSEE
Davidson County

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 (their several oaths) acknowledged (themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he) as such _____ and _____, being authorized so to do, executed 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

TO

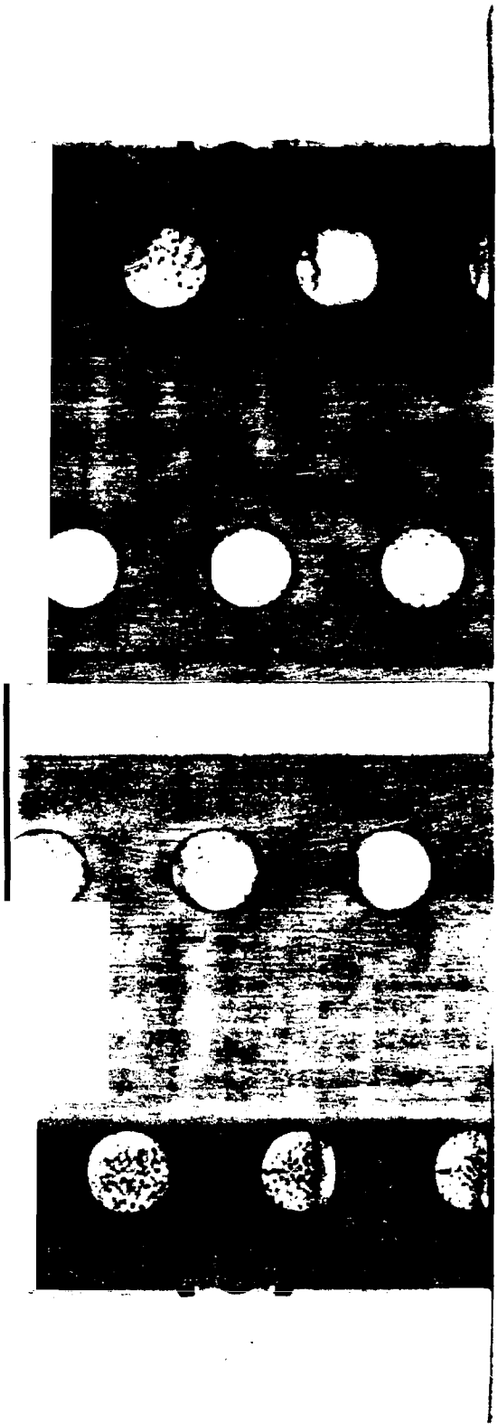
Compliments of
Chicago Title Insurance Company
First Floor — First American Center
Phone 255-4631
NASHVILLE, TENNESSEE 37208

IDENTIFICATION REFERENCE

1 3 0 3 4

FILED FOR RECORD
MAR 2 12 55 PM '89
DAVIDSON COUNTY, TENN.

02/02/89 0101 02CHECK 295.35



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	87523.24
CON TX	288.75
PRFEE	0.50
MISCELLANEOUS	6.00
TOTAL	295.25
CHECK	295.25

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

03/02/89 01 12:41 0001 1763

13034

IDENTIFI REFERENCE

Mar 2 12 39 PM '89

FELIX Z WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 186347