WARRANTY DEED

BOOK 7905 PAGE 789

THIS INSTRUMENT PREPARED BY

George E. Mudter, Jr., Atty.
4301 Hillsboro Road, Suite 330
Nashville, Tennessee 37215

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
MALCOLM E. PHARES	Security Federal Savings & Loan	MAP 131-8-B
(NAME)	(NAME)	
111 Glendale Garden Drive	2700 Franklin Road	PARCEL 11
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tennessee 37204	Nashville, TN 37204	16DA-40372
(CITY) (STATE) (P. O. ZIP)	(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, ELLEN M. KIRSCHBAUM, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO MALCOLM E. PHARES and wife, MARGARET S. PHARES

HEREINAFTER CALLED THE GRANTEES, THEIR SUCCESSORS, 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. 11 on theAmended Plan of Glendale Garden, as of record in Plat Book 6900, page 273, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to Ellen M. Kirschbaum, unmarried by deed from Medlin-Wherry Building Co., Inc. of record in Book 7668, page 887, said Register's Office.

This conveyance is made subject to: (1) 1989 Taxes, which have been prorated and assumed by the Grantee; (2) Restrictions of record in Book 675, page 363, and in Book 6356, page 222; (3) By-Laws of record in Book 6544, page 214; (4) Covenants, Conditions, and Restrictions of record in Book 6544, page 199; (5) Dedication of Common Area of record in Book 7351, page 896; (6) Charter of record in Book 6564, page 486; and (7) All matters appearing on the Plan of record in Plat Book 6900, page 273, said Register's Office.

As part of the consideration for this transfer, the Grantee(s) herein assume and agree to pay, the principal balance now due, plus future interest on a certain note, dated September 30, 1988, in the original principal sum of $161,600.00, payable to Security Federal Savings and Loan Association of Nashville in monthly installments, including interest as set forth in said note, and being secured by a deed of trust of record in Book 7668, page 890 said Register's Office.

5469

IDENTIFICATION

AUG 3 8 15 AM '89

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unimproved (X)
This is improved ( ) property, known as 111 Glendale Garden Drive, Nashville, Tennessee 37204

TO HAVE AND TO HOLD the said tract or parcel of land, with the apurtenances, estate, title and interest thereto belonging to the said GRANTEES, their successors, 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, successors, assigns and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their successors, 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.

In witness whereof, the GRANTORS have hereunto set their hands (if a corporation, has caused its name to be signed hereto by its duly authorized officer) on this 31st day of July, 1989

Ellen M. Kirschbaum

ELLEN M. KIRSCHBAUM

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ELLEN M. KIRSCHBAUM, unmarried

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

Witness my hand at office, this 31st day of July, 19 89.

My commission expires 3-11-91 Notary Public

STATE OF _____
COUNTY OF _____

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, _____

with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained, and who further acknowledged that _____ is the _____ of _____ the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand at Office, this _____ day of _____, 19____.

My commission expires _____ Notary Public _____

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 202,810.04

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st DAY OF July, 1989

MY COMMISSION EXPIRES: 3-11-91 (AFFIX SEAL)

Notary Public

WARRANTY DEED

FROM

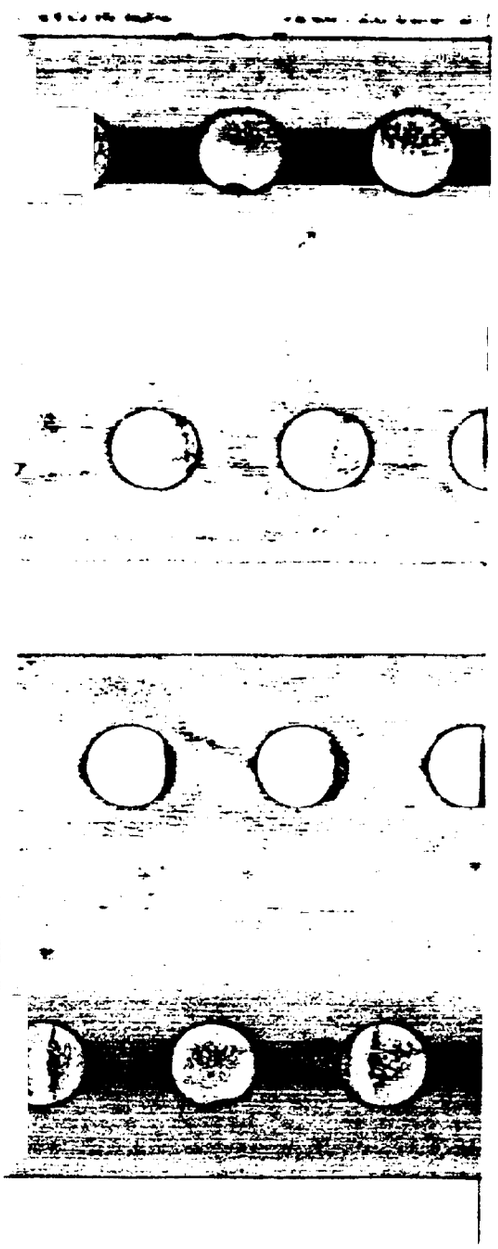
ELLEN M. KIRSCHBAUM, unmarried

TO

MALCOLM E. PHARES and wife,
MARGARET S. PHARES

PLEASE RETURN TO: FILE BOX 38

First Title & Escrow Company, Inc.
Suite 11C The Paddock
229 Ward Circle
P.O. Box 926
BRENTWOOD, TENNESSEE 37024-0926



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

RECEIVED OF _____

FOR _____

BOOK 7905 PAGE 791

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 202810.04
CON TX 669.24
PRFEE 1.00
MDEED 6.00
TOTAL 676.24
CHECK 676.24

08/03/89 01 08:16 0001 2015

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

5.4.6.8.9

IDENTIFICATION

AUG 3 8 15 AM '89

FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY

No. 235345