BOOK S305 PAGE 129

STATE OF TENNESSEE
COUNTY OF SUMNER The actual consideration or value whichever is greater, for this transfer is $ 5[illegible]

Subscribed and sworn to before me, this the 1 day of March 19 91

Affiant: Warren E. Phillips

My commission expires: Sept 24 1994 (Affix Seal)

Notary Public: Linky Lam

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY
TENNESSEE TITLE & TRUST, INC.
181 East Main Street · Jefferson Building · Suite 8 · Hendersonville, Tennessee 37075

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO: NEW OWNER
Warren & Shirley Phillips	Amsouth Mortgage
212 Manzano	P.O. Box 947
Madison, TN 37115 (STREET ADDRESS / CITY / STATE / ZIP)	Birmingham AL 35201 (STREET ADDRESS / CITY / STATE / ZIP)

MAP & PARCEL NO. 53-4 51

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, GLORIA F. KEFFER, unmarried

HEREINAFTER CALLED GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO HEREBY TRANSFER AND CONVEY UNTO WARREN PHILLIPS and wife, SHIRLEY PHILLIPS

HEREINAFTER CALLED GRANTEE(S), THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND, TOGETHER WITH ALL TENEMENTS, HEREDITAMENTS AND APPURTENANCES THERETO LOCATED IN Davidson COUNTY, STATE OF TENNESSEE, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

Land in Davidson County, Tennessee being Lot No. 48 on the Plan of Arrowhead Estates, Revised, Section 1, of record in Book 4955 at page 27, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Gloria F. Keffer by deed recorded in Book 7692 at page 951 and Book 8194 at page 269, Register's Office for Davidson County, Tennessee.

This conveyance is subject to taxes for the year 1991 and subsequent years, easements and restrictive covenants of record.

THIS DEED IS BEING PREPARED FROM INFORMATION FURNISHED BY GRANTEES AND/OR GRANTORS HEREIN AND NO EXAMINATION OF THE PUBLIC RECORDS IN THE REGISTER'S OFFICE FOR THE AFORESAID COUNTY HAS BEEN MADE TO DETERMINE OWNERSHIP OR STATUS OF TITLE. ALL PARTIES HEREIN HAVE BEEN ADVISED TO SEEK LEGAL COUNSEL AS TO THE RAMIFICATIONS OF THIS TRANSFER.

THIS IS IMPROVED PROPERTY KNOWN AS 212 Manzano, Madison, TN 37115

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenance, 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 my hand this 6th day of March, 19 91

GLORIA F. KEFFER
Gloria Faye Keffer

State of Tennessee
County of Davidson

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On this 1st day of March, 19 91, before me personally appeared Gloria Faye Kettler to me known to be the person(s) described in or proved to me on the basis of satisfactory evidence, and who executed the foregoing instrument, and who acknowledged the execution of the same to be _____ free act and deed.

Witness my hand and official seal.
My commission expires:

Sept 24 1994

Notary Public

State of Tennessee
County of _____

On this _____ day of _____, 19 _____, before me personally appeared _____ to me known to be the person(s) described in or proved to me on the basis of satisfactory evidence, and who executed the foregoing instrument, and who acknowledged the execution of the same to be _____ free act and deed.

Witness my hand and official seal.
My commission expires:

_____

Notary Public

WARRANTY DEED

Mail: Rugrate Inc.
841 Linen Rd.

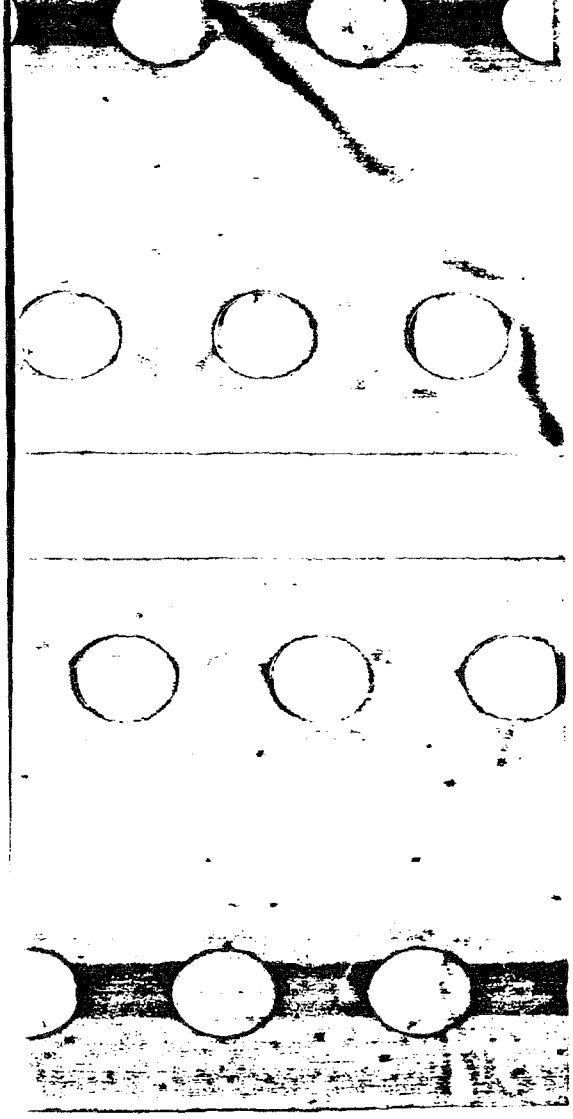
97425

IDENTIF. REFERENCE

MAR 6 2 49 PM '91

TENNESSEE TITLE & TRUST, Inc.

1548 03/06 0101 03CHECK 190.15



OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 8305 PAGE 131

CO - CONVEYANCE
MO - MORTGAGE
WD - WARRANTY DEED
TD - TRUST DEED

CC - CERTIFIED COPY
REL - RELEASE
UCC - UNIFORM COMMERCIAL CODE

MISC - MISCELLANEOUS
CO TAX - STATE TAX CONVEY
MO TAX - STATE TAX MORT
PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL
			CAMT	55500.00
			CON TX	183.15
			PRFEE	1.00
			WDEED	6.00
			TOTAL	190.15
			CHECK	190.15
03/06/91	01		14:42 0001	1548

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

97425

IDENTIF. REFERENCE

MAR 6 2 40 PM '91

DAVIDSON COUNTY TN.

No. 402369