# WARRANTY DEED

BOOK 10736 PG 954

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 129,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd DAY OF December, 19 97

Notary Public

MY COMMISSION EXPIRES: May 25, 1998
(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
Deanie L. Gregory, Attorney, 223 Madison Street, S. 102, Madison, TN 37115

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Lester Giles Phillips (NAME) | Mortgage Portfolio Services, (NAME) | MAP 161 |
| 601 Vivian Drive (ADDRESS) | 5520 LBJ Freeway, Ste. 200 (ADDRESS) | GROUP 6 |
| Nashville, TN 37211 (CITY) (STATE) (ZIP) | Dallas, TX 75240 (CITY) (STATE) (ZIP) | PARCEL 159.00 |

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, James Paul Rankhorn and wife, Mary Frances Rankhorn

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Lester Giles Phillips and Patricia Gail Phillips, Husband and Wife,

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. 210 on the Plan of Huntington Park, Section Two, of record in Book 4175, Page 108, Register's Office for Davidson County, Tennessee, to which plan reference is here made for a complete description thereof.

Being the same property conveyed to James Paul Rankhorn and wife, Mary Frances Rankhorn, by warranty deed from W. H. Wilkinson and wife, Ruby R. Wilkinson, of record in Book 4548, Page 321, Register's Ofice for Davidson County, Tennessee.

0381395

IDENTIFICATION REFERENCE

97 DEC 30 AM 7:45

FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN.

5789 12/30 0101 03CHECK 486.30

unimproved ( )
This is improved ( X ) property, known as 601 Vivian Drive, Nashville, TN 37211
(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 23rd day of December 19 97

James Paul Rankhorn

James Paul Rankhorn

Mary Frances Rankhorn

Mary Frances Rankhorn

BOOK 10736 PG 955

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 James Paul Rankhorn and wife, Mary Frances Rankhorn

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 23rd day of December, 1997.

Commission expires May 23, 1998

Diane L. Shores
Notary Public

STATE OF TENNESSEE
COUNTY OF

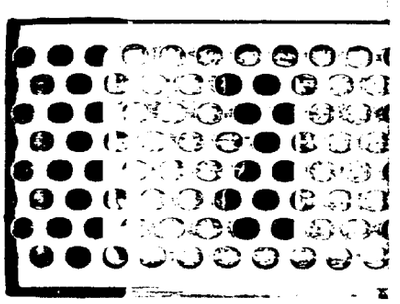
Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ 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

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



RECEIVED OF _____

FOR _____

BOOK 10736 PG 956

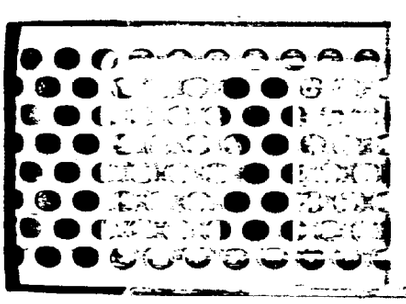
| | | |
|---|---|---|
| CO - CONVEYANCE | CC - CERTIFIED COPY | MISC - MISCELLANEOUS |
| MO - MORTGAGE | REL - RELEASE | CO TX - STATE TAX CONVEY |
| WD - WARRANTY DEED | UCC - UNIFORM COMMERCIAL CODE | MO TX - STATE TAX MORT |
| TD - TRUST DEED | | PRFEE - PROBATE FEE |

| DATE | SYMBOL | VALUATION | TAX AND FEES | TOTAL PAID |
|---|---|---|---|---|
| | | | | |

CAMT
129000.00
CON TX 477.30
PRFEE 1.00
WDEED 8.00
TOTAL 486.30
CHECK 486.30

12/30/97 01 07:47 0001 5789

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



0384395
IDENTIFICATION REFERENCE

97 DEC 30 AM 7:45

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1236494