THIS INSTRUMENT PREPARED BY:
Roy A. Miles, Jr., Attorney
1406 Nashville City Bank Bldg.
Nashville, Tennessee 37201

BOOK 5394 PAGE 399

WARRANTY DEED

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Robert T Phillips (Name)	Same (Name)	Map 172
P.O. Box 15765 (Street Address)	- 3821 Cleghorn Ave. (Street Address)	P/O 137 Is
Nash, Tenn 37215		

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars and other good and valuable consideration, the receipt of all of which is hereby acknowledged, we, BETTY PHILLIPS HAGAN and husband, SAM HAGAN, and WILLIAM B. PHILLIPS and wife LINDA PHILLIPS, have bargained and sold, and by these presents do transfer and convey all of our undivided interests of every kind and character to Robert T. Phillips, his heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Being a 27.68, more or less, acre tract of land lying in the 31st Councilmanic District of Davidson County, Tennessee, said tract further described as being a portion of the property conveyed to Robert T. Phillips, et al as of record in Book 5224, page 711, Register's Office of Davidson County, Tennessee, and more particularly described as follows:

Beginning at a point lying in the southerly margin of Old Hickory Boulevard said point further described as being 1693.4 feet more or less, east of the center line of Edmondson Pike; thence with the southerly margin of Old Hickory Boulevard South 81 degrees 57 minutes 30 seconds East a distance of 100.01 feet to a point; thence leaving the southerly margin of Old Hickory Boulevard and running with a curve having a radius of 25.00 feet to the left a distance of 39.64 feet to a point; thence South 7 degrees 12 minutes West a distance of 165.66 feet to a point, said point further described as being the most southwesterly corner of the property conveyed to Joseph L. Nave et ux as of record in Book 4607, page 576 Register's Office for Davidson County, Tennessee; thence with the said Joseph L. Nave's southerly line South 81 degrees 00 minutes East a distance of 148.00 feet to a point; thence South 0 degrees, 17 minutes, 50 seconds East a distance of 227.34 feet to a point; thence in a westerly direction with a curve having a radius of 662.00 feet to the left a distance of 48.78 feet to a point; thence South 85 degrees, 28 minutes, 52 seconds West a distance of 80.00 feet to a point; thence with a curve having a radius of 25.00 feet to the left a distance of 40.59 feet to a point; thence with a curve having a radius of 975.00 feet to the left a distance of 491.23 feet to a point; thence South 36 degrees, 24 minutes, 10 seconds East a distance of 207.00 feet to a point; thence with a curve having a radius of 997.00 feet to the left a distance of 551.32 feet to a point; thence South 68 degrees, 05 minutes, 10 seconds East distance of 110.00 feet to a point; thence with a curve having a radius of 665.00 feet to the right a distance of 82.52 feet to a point; thence with a curve having a radius of 25.00 feet to the left a distance of 37.46 feet to a point; thence North 33 degrees, 10 minutes, 45 seconds East a distance of 57.00 feet to a point; thence with a curve having a radius of 269.67 feet to the left a distance of 189.86 feet to a point; thence North 37 degrees, 42 minutes, 30 seconds East a distance of 65.96 feet to a point; thence in a southeasterly direction with a curve having a radius of 25.00 feet to the left a distance of 35.63 feet to a point; thence with a curve having a radius of 323.00 feet to the left a distance of 108.25 feet to a point; thence South 26 degrees, 25 minutes, 30 seconds East a distance of 222.00 feet to a point; thence South 69 degrees, 28 minutes, 15 seconds West a distance of 78.47 feet to a point; thence South 43 degrees, 32 minutes, 17 seconds West a distance of 27.00 feet to a point; thence South 20 degrees, 23 minutes, 40 seconds East a distance of 646.80 feet to a point; thence South 63 degrees, 12 minutes 39 seconds West a distance of 58.64 feet to a point; thence South 23 degrees, 34 minutes West a distance of 225.45 feet to a point in the northerly line of the Issac Smith Property, as of record in Book 1681 Page 1, Register's Office of Davidson County, Tennessee; thence with Smith's northerly line

and an existing fence North 89 degrees, 49 minutes, 15 seconds West a distance of 145.87 feet to a point; thence North 86 degrees, 08 minutes West a distance of 100.26 feet to a point; thence North 86 degrees, 18 minutes West a distance of 200.57 feet to a point; thence North 87 degrees, 25 minutes, 20 seconds west a distance of 323.08 feet to a point said point further described as being the most southeasterly corner of Lot 10 on the plan of the Highlands Annex as of record in Book 5210, page 59 Register's Office of Davidson County, Tennessee; thence with the easterly line of the said Lot 10 North 4 degrees, 56 minutes, 45 seconds East a distance of 268.74 feet to a point lying on the southerly margin of Abbott Drive; thence with the southerly margin of Abbott Drive in an easterly direction with a curve having a radius of 269.06 feet to the right a distance of 13.55 feet to a point; thence North 25 degrees, 03 minutes, 05 seconds East a distance of 51.27 feet to a point lying on the northerly margin of Abbott Drive said point further described as being the most southeasterly corner of Lot 8 of the said The Highlands Annex; thence with the easterly line of Lot 8, North 24 degrees, 38 minutes, 25 seconds East a distance of 228.00 feet to a point; thence North 77 degrees, 03 minutes, 47 seconds West a distance of 252.65 feet to a point; thence North 43 degrees, 10 minutes, 28 seconds West a distance of 432.00 feet to a point; thence North 35 degrees, 10 minutes, 28 seconds West a distance of 393.00 feet to a point; thence North 32 degrees, 40 minutes, 15 seconds West a distance of 319.61 feet to a point in the easterly line of The Highlands Section Three as of Record in Book 5050, Page 14, Register's Office of Davidson County, Tennessee; thence North 3 degrees, 13 minutes, 07 seconds East a distance of 61.5 feet to an existing iron pin in concrete said iron pin in concrete being the most northeasterly corner of Lot 6, of the said Section Three, The Highlands; thence with the Easterly line of The Highlands, Section 2 as of Record in Book 4955 Page 40 Register's Office of Davidson County, Tennessee North 2 degrees, 30 minutes, 20 seconds East a distance of 504.94 feet to a point; thence, along the southerly line of the Nancy B. Knight Property as of Record in Book 5226 Page 930 North 88 degrees, 55 minutes, 30 seconds East a distance of 204.86 feet to a point; thence North 7 degrees, 12 minutes East a distance of 185.20 feet to a point; thence with a curve having a radius of 25.00 feet to the left a distance of 38.90 feet to the point of beginning containing 27.68, more or less acres.

STATE OF TENNESSE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $110,720.00

Robert T. Phillips
Affiant

SWORN TO AND SUBSCRIBED before me
this 30 day of Jan, 1979.

Notary Public: W. J. Melvin

My Commission Expires:
17 Oct 82

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Robert T. Phillips, his heirs and assigns, forever.

And we, Betty Phillips Hagan and husband, Sam Hagan and William B. Phillips and wife, Linda Phillips, do covenant with the said Grantee(s) 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.

And we, Betty Phillips Hagan and husband, Sam Hagan and William B. Phillips and wife, Linda Phillips, do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee(s), their heirs and assigns against the lawful claims of all persons whomsoever.

2494 02/12 294.32- CHECK

BOOK 5394 PAGE 401

WITNESS our hands this 21st day of January, 1979.

Betty Phillips Hagan
BETTY PHILLIPS HAGAN

Sam Hagan
SAM HAGAN

William B Phillips
WILLIAM B. PHILLIPS

Linda Phillips
LINDA PHILLIPS

F. I. 3. 7. 3. 3. RUSH

IDENTIF. REFERENCE

FEB 12 1 05 PM '79

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, W. T. Melvin, a Notary Public in and for said County and State, BETTY PHILLIPS HAGAN and husband, SAM HAGAN, the bargainors, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal of office at Nashville, Tennessee, this 30th day of January, 1979.

W. T. Melvin
NOTARY PUBLIC

My Commission Expires:

17 Oct 82

STATE OF ARIZONA
COUNTY OF MARICOPA

Personally appeared before me, VIRGINIA BENGE nee TOLOMEI, a Notary Public in and for said County and State, WILLIAM B. PHILLIPS and wife, LINDA PHILLIPS, the bargainors, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS MY HAND and official seal of office at PHOENIX ARIZONA, this 21st day of JANUARY, 1979.

Virginia Benge nee Tolomei
NOTARY PUBLIC

My Commission Expires:

Jan. 9, 1980