WARRANTY DEED

FROM Edward Tinsley Phillips and wife,
Mary Pauline Cantrell Phillips

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ADDRESS NEW OWNER(S) AS FOLLOWS:	EMMETT WAYNE CLEM AND SANDRA LEE PERKINS Rt.#5, Boxx 200, Highway 100 Nashville, TN 37221
SEND TAX BILLS TO:	DOMINION BANCSHARES MORTGAGE CORPORATION 9900 MAIN ST SUITE 200 FAIRFAX, VIRGINIA 22031
PREPARED BY:	DOAK & HOLLAND 2740-A Old Lebanon Road Nashville, TN 37214
MAP-PARCEL NOS:	168 100

{STATE OF TENNESSEE COUNTY OF DAVIDSON}

THE ACTUAL CONSIDERATION, OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 21.000.00 Affiant Sandra Lee Perkins

SUBSCRIBED AND SWORN TO BEFORE ME THIS March 15, 1988 DATE.

NOTARY PUBLIC

COMMISSION EXPIRES 7/21/85

AFFIX SEAL

FOR AND and IN CONSIDERATION OF the sum of ----------TEN and no/100----------
----------($10.00)----------
DOLLARS
cash in hand paid by EMMETT WAYNE CLEM and SANDRA LEE PERKINS, and other good and valuable consideration, the receipt of which is hereby acknowledged,

EDWARD TINSLEY PHILLIPS and wife, MARY PAULINE CANTRELL PHILLIPS
GRANTOR(S) have (has) bargained and sold, and by these presents do(es) transfer and convey unto the said
EMMETT WAYNE CLEM and SANDRA LEE PERKINS
their (his, her, its) heirs, successors and assigns,

a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

LAND in the 9th formerly 14th Civil District of Davidson County, Tennessee, described as follows: Beginning at a stake in the southerly margin of State Highway No. 100, the NW corner of a 3 acre tract conveyed to W. R. Price by deed from Lizzie Baltimore, et al, of record in Book 954, page 584, Register's Office for said County; thence with the southerly margin of said State Highway No. 100, S 60° W 277 feet more or less, to a stake, Enoch Ursey's NE corner; thence S 14° E with Ursey's easterly line 561 feet, more or less, to a stake with hickory and chestnut pointers, the northerly line of the Henry Silas lands; thence with the N line of the Henry Silas lands; thence with the northerly line of the Silas lands S 87° E 470.25 feet, more or less, to a stone, W.R. Price's SW corner; thence N 28° W with Price's westerly line 792 feet, more or less, to the point of beginning, containing 5.1 acres, more or less.

BEING the same property conveyed to Edward Tinsley Phillips and wife, Mary Pauline Cantrell Phillips, by deed from Sarah Virginia Harrison, Aubrey Jean Hughes, Ethel Mai Putzer, Peggy Elizabeth Varden and Edward Tinsley Phillips of record in Book 4961, page 671, Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as Rt.#5, Box 200, Highway 100, Nashville, TN 37221
Number Street City State Zip

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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, successors 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 except of record.

AND the undersigned, EDWARD TINSLEY PHILLIPS and wife, MARY PAULINE CANTRELL PHILLIPS do(es) further covenant and bind ourselves, our heirs and representatives, to WARRANT and forever defend the title to the said land to the said GRANTEES heirs successors and assigns against the lawful claims of all persons whomsoever.

WITNESS our hand(s) this 15th day of March, 19 83

EDWARD TINSLEY PHILLIPS: Edward Tinsley Phillips

MARY PAULINE CANTRELL PHILLIPS: Mary Pauline Cantrell Phillips

{STATE OF TENNESSEE ; COUNTY OF DAVIDSON } (Individual Acknowledgment)

Personally appeared before me, the undersigned, a Notery Public in and for said County and State, the within named

Edward Tinsley Phillips and wife, Mary Pauline Cantrell Phillips

the bargainer(s), with whom I am personally acquainted, and acknowledged that they (he, she) executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee (City) (State)

this 15th day of March 19 83

7/21/85
Comission Expires

Notary Public

(AFFIX SEAL)

{STATE OF ; COUNTY OF } (Corporate Acknowledgment)

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared

with whom I am personally acquainted, and who, upon oath, acknowledged self to be Title of the

a corporation, the within named bargainer, and that he as such (Title) being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by self as (Title)

WITNESS my hand and seal, at office in CITY: STATE:

this day of 19

Commission Expires

Notary Public

(AFFIX SEAL)

H 3 6 9 2 8
IDENTIF. REFERENCE
MAR 18 10 25 AM '83
ELIZ Z. WILSON II REGISTER
DAVIDSON COUNTY, TN
MAIL ENV.

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 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
			21000.00- CO	
			54.60 CO TX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK	61.10-
			4210A03/18/83 BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

H 36928

IDENTIF. REFERENCE

MAR 18 10 25 AM '83

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 936133