This instrument prepared by:
Sam D. Hodges, III
Grissim and Hodges, Attorneys
323 Union Street
Nashville, Tennessee 37201

WARRANTY DEED

ADDRESS NEW OWNER:	NAME OF MORTGAGEE:	MAP/PARCEL NO.:
DONALD F. PHILLIPS et ux 6104 Jocelyn Hollow Road Nashville, Tennessee 37205	None	116-3-A-59 FB#7DA-70058

BOOK 6929 PAGE 671

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, MARY ANN SENSING WILSON, a single person, and DOROTHEA MAYO SENSING HETZEL, the "Grantors," have bargained and sold, and by these presents do transfer and convey unto the said DONALD F. PHILLIPS and wife, LEILA D. PHILLIPS, the "Grantees," their heirs, successors and assigns, that certain land in Davidson County, State of Tennessee, being more particularly described in Exhibit "A" attached hereto and incorporated herein by reference.

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 as follows:

1. Current year real property taxes.
2. Master Deed and By-laws, of record in Book 4710, page 901, as amended in Book 4798, page 813, said Register's Office.
3. Lien for monthly assessments for operating expenses, as provided in the Master Deed and By-laws of record in Book 4710, page 901, said Register's Office.
4. Reservation of easement for driveway and restrictions as to use of said easement and a driveway easement on adjoining property granted to Charles F. Alexander, Trustee, of record in Book 4668, page 986, said Register's Office.
5. Such items as may be shown on the Plan of record in Book 4460, page 189, said Register's Office.

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, successors and assigns, against the lawful claims of all persons, whomsoever.

George Hetzel, the husband of Dorothea Mayo Sensing Hetzel, joins in the execution hereof for the purpose of conveying to the Grantees and relinquishing any marital interest he may have in the property described in Exhibit "A" attached hereto.

Whenever 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 undersigned have executed this instrument on this 25th day of July, 1986.

Mary Ann Sensing Wilson
MARY ANN SENSING WILSON, a single person

Dorothea Mayo Sensing Hetzel
DOROTHEA MAYO SENSING HETZEL

George Hetzel
GEORGE HETZEL

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer, or value of property (whichever is greater) is $92,000.00. This is equal to or greater than the property would bring at a fair and voluntary sale.

Donald F. Phillips
Affiant

Sworn to and subscribed before me this 25th day of July, 1986.

Bettie Jane Watson
NOTARY PUBLIC
My Commission Expires: 10-19-86

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared MARY ANN SENSING WILSON, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at office in Nashville, Tennessee, this 25th day of July, 1986.

Bettie Jane Watson
NOTARY PUBLIC

My Commission Expires: 10-19-86

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared DOROTHEA MAYO SENSING HETZEL, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at office in Nashville, Tennessee, this 25th day of July, 1986.

Bettie Jane Watson
NOTARY PUBLIC

My Commission Expires: 10-19-86

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared GEORGE HETZEL, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at office in Nashville, Tennessee, this 25th day of July, 1986.

Bettie Jane Watson
NOTARY PUBLIC

My Commission Expires: 10-19-86

EXHIBIT 'A'

Those certain premises comprising a portion of Royal Oaks Tower, said project having been established as a Horizontal Property Regime, by Master Deed and Declaration and By-Laws dated the 22nd day of May, 1973, and recorded in the Register's Office for Davidson County, Tennessee, in Book 4710, page 901, and said premises being more particularly described as follows:

Unit Labeled 63-E of said project as shown on the plan recorded in Book 4460, page 189, Register's Office for Davidson County, Tennessee, and an undivided 3.01056% interest appurtenant to the unit in all common elements of said project as described in said Declaration.

Being the same property conveyed to Mary A. Sensing, by deed from Charles F. Alexander, Trustee, of record in Book 4726, page 784, Register's Office for Davidson County, Tennessee., the said Mary A. Sensing having since died and property now being vested in Mary Ann Sensing Wilson and Dorothy Mayo Sensing Hetzel under the will of Mary Alice Sensing in Book 152, page 318, Probate Court Clerks Office of Davidson County, Tennessee (Dorothy Mayo Sensing Hetzel and Dorothea Mayo Sensing Hetzel being one and the same person).

24980

IDENTIFICATION REFERENCE

Jul 25 4 05 PM '86

FELIX Z. WILSON REGISTER
DAVIDSON COUNTY, TN

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
			900[illegible]	
			257.[illegible]	
			.50	
			12.00	
	VB		12.00-	
			12.50	
				271.12-
2429	07/25/86			.0

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

24980

IDENTIFI. REFERENCE

JUL 25 4 05 PM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 275694