file box 8/jcb

THIS INSTRUMENT PREPARED BY: **PERCY WILKINS, JR.** and **CHRISTY WILKINS IVEY**, Attorneys
2210 Crestmoor Road, Nashville, Tennessee 37215-0157

ADDRESS NEW OWNER:
Kathryn L. Phillips
1506 Forrest Avenue
Nashville, TN 37206

MORTGAGEE:
CityFed Mortgage Company

125 Belmont Drive
Somerset, NJ 08873

MAP-PARCEL NUMBERS:
83-09-387
23W-07465

BOOK 6978 PAGE 875

WARRANTY DEED

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, Caron L. Petersen, unmarried hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto Kathryn L. Phillips and husband, V. Dean Phillips hereinafter called the Grantee, Grantee's 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. 31, on the plan of A.V.S. Lindsley -29 Acre Tract of record in Book 57, page 66, Register's Office for said County.

SAID Lot No. 31 fronts 50 feet on the southerly margin of Forrest Avenue (or Forest Avenue) and extends back between parallel lines a distance of 150 feet to a line in the rear.

BEING the same property conveyed to Caron L. Petersen by deed from Peter Tennyson Brown, unmarried, of record in Book 5869, page 563, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all matters shown on the herein referenced plan of record in said Register's Office.

42060

SEP 15 1 40 PM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

This is (un)improved property, known as 1506 Forrest Avenue, Nashville, TN 37206.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever; and Grantor covenants with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever. (As to a corporate or partnership party, the reference to "heirs" shall be deemed to read "successors".)

Witness the execution hereof this 11th day of September, 1986.

Caron L. Petersen

Caron L. Petersen

STATE OF TENNESSEE
COUNTY OF Davidson

On this 11th day of September, 1986, before me personally appeared Caron L. Petersen, unmarried, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged that be executed the same as her free act and deed.

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Commission Expires: 10-24-88

Notary Public

STATE OF TENNESSEE
COUNTY OF _____

BOOK 6978 PAGE 876

Before me, the undersigned, of the State and County aforesaid, personally appeared _____, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged ____self to be the President (or other officer authorized to execute the instrument) of the _____, the within named bargainor, a corporation, and that he as such _____, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by ____self as _____. Witness my hand and official seal, at office in _____, Tennessee, this _____ day of _____, 19___.

My Commission Expires:_____

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF Davidson

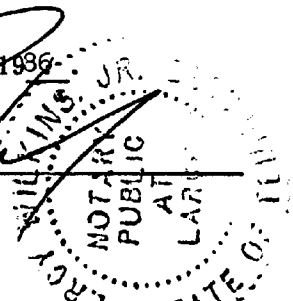
The actual consideration or value, whichever is greater, for this transfer is $ 54,000.00.

V Dean Phillips
Affiant

Subscribed and sworn to before me, this the 12th day of September, 1986.

My Commission Expires: 11-24-88

_____
Notary Public



WARRANTY DEED

from:
Caron L. Petersen, unmarried

to:
Kathryn L. Phillips and husband, V. Dean Phillips

PERCY WILKINS, JR.
and
CHRISTY WILKINS IVEY
Attorneys at Law
2210 Crestmoor Road
P.O. Box 150157
Nashville, Tennessee 37215-0157

TN-25725

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

RECEIVED OF _____

FOR _____

BOOK 6978 PAGE 877

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

54000.00- CAMT.
151.20 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 157.70-
1983A09/15/86 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

4206 0

Sep 15 1 00 PM '86

No. 294752