State of Tennessee)
County of Davidson)

The actual consideration or value, whichever is greater, for this transfer is $230,000.00. This is equal to or greater than the property would bring at a fair and voluntary sale.

Bessie Jane Winston
Affiant

Sworn to and subscribed before me, this 13th day of July, 1987.

Michele House
NOTARY PUBLIC
My Commission Expires: 4-17-88

This instrument prepared by:
Sam D. Hodges, III
Grissim and Hodges, Attorneys
323 Union Street, Suite 400
Nashville, Tennessee 37201

BOOK 7297 PAGE 353

WARRANTY DEED

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP/PARCEL NO.:
Stephen E. Horn et ux 6104 Jocelyn Hollow Road Nashville, TN 37205	Same	115-12 parcel 97

FOR AND IN CONSIDERATION of the sum of TEN DOLLARS ($10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, DONALD F. PHILLIPS, Trustee, DONALD F. PHILLIPS, individually, DONALD F. PHILLIPS, JR., individually, LOUISE BYRD PHILLIPS, individually, and LEILA PHILLIPS OAKLEY, individually (the "Grantors"), have bargained and sold, and by these presents does transfer and convey unto the said STEPHEN E. HORN and wife, ANN T. HORN (the "Grantees"), their heirs, successors, representatives and assigns, that certain tract or parcel of land in Davidson County, State of Tennessee, described in Exhibit "A" attached hereto and incorporated herein by reference.

TO HAVE AND TO HOLD said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs, successors, representatives and assigns, forever.

And Grantors do covenant with the said Grantees that they are lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered, except for current year real property taxes, such items as may be shown on the plat of record in Book 1424, page 143, in the Register's Office for Davidson County, Tennessee.

And Grantors do further covenant and bind themselves, their heirs, successors and assigns, to warrant and forever defend the title to the said land to the said Grantees, their heirs, successors, representatives and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantors hereto have executed this Warranty Deed effective as of the 13th day of July, 1987, but actually executed on the dates set forth opposite their signatures below.

SIGNATURE PAGE TO WARRANTY DEED
TO STEPHEN E. HORN AND WIFE, ANN T. HORN

Dated: 7-13-87

Donald F. Phillips Tr.
DONALD F. PHILLIPS, Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, DONALD F. PHILLIPS, Trustee, with whom I am personally acquainted, who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 13 day of July, 1987.

Bettie Jane Weston
NOTARY PUBLIC

My Commission Expires: 9-11-90

SIGNATURE PAGE TO WARRANTY DEED
TO STEPHEN E. HORN AND WIFE, ANN T. HORN

Dated: 7-13-87

Donald F. Phillips
DONALD F. PHILLIPS, individually

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, DONALD F. PHILLIPS, with whom I am personally acquainted, who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 13 day of July, 1987.

Betty Jane Clinton
NOTARY PUBLIC

My Commission Expires: 9-11-90

SIGNATURE PAGE TO WARRANTY DEED
TO STEPHEN E. HORN AND WIFE, ANN T. HORN

Dated: 7/14/87

DONALD F. PHILLIPS, JR., individually

STATE OF NEW YORK)
COUNTY OF Bronx)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, DONALD F. PHILLIPS, JR., with whom I am personally acquainted, who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 14th day of July, 1987.

LINDA A. TRIPPODO
Notary Public, State of New York
No. 4837135
Qualified in Bronx County
Commission Expires March 9, 1989

NOTARY PUBLIC

My Commission Expires:

SIGNATURE PAGE TO WARRANTY DEED
TO STEPHEN E. HORN AND WIFE, ANN T. HORN

Dated: July 14, 1987

Louise Byrd Phillips
LOUISE BYRD PHILLIPS, individually

STATE OF TENNESSEE)
COUNTY OF Knox)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, LOUISE BYRD PHILLIPS, with whom I am personally acquainted, who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 14th day of July, 1987.

George R. Roberts
NOTARY PUBLIC

My Commission Expires: 4-23-90

SIGNATURE PAGE TO WARRANTY DEED
TO STEPHEN E. HORN AND WIFE, ANN T. HORN

Dated: 7-14-87

Leila Phillips Oakley
LEILA PHILLIPS OAKLEY, individually

STATE OF TENNESSEE)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, LEILA PHILLIPS OAKLEY, with whom I am personally acquainted, who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 14th day of July, 1987.

Jane E. Horn
NOTARY PUBLIC

My Commission Expires: _____

My Commission Expires MAY 8, 1991

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 2 on the Map of West Meade Farms, Inc., Section "A", as of record in Book 1424, page 143, Register's Office for said County.

Said Lot No. 2 fronts 200 feet on the westerly side of Jocelyn Hollow Road and runs back between lines 300 feet on the northerly line and 400 feet on the southerly line to a dead line in the rear on which it measures 223.6 feet.

Being the same property conveyed to Donald F. Phillips and wife, Leila D. Phillips, by deed from W. Sargent Hill and wife, Frances B. Hill, of record in Book 2741, page 49, said Register's Office, the said Donald F. Phillips having since conveyed his interest in the property to Leila D. Phillips by Quitclaim Deed of record in Book 4822, page 155, said Register's Office, the said Leila D. Phillips having since died and the property now being vested in the devisees of Leila D. Phillips under Docket No. 79600, Probate Court for Davidson County, Tennessee.

IDENTIFI REFERENCE
Jul 15 11 27 AM '87
FELIX Z. WILSON JR. REGISTER
DAVIDSON COUNTY, TN
45927

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

RECEIVED OF _____

FOR _____

BOOK 7297 PAGE 360

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

230000.00- CNTY.
649.00 STAT
.50 PRFE
21.00 MRTD
CHECK 670.50-
0064AD7715787 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

45927

IDENTIFICATION REFERENCE

JUL 15 11 27 AM '87

FELIX Z. WILSON, II, REGISTER
DAVIDSON COUNTY, TN

No. 104230