THIS INSTRUMENT PREPARED BY:
CHARLES B. REASOR, JR.
WHITE & REASOR
3305 West End Avenue
Nashville, TN 37203

ADDRESS NEW OWNERS:	SEND TAX BILLS TO:	MAP-PARCEL NOS.
W. THOMAS PHILLIPS 4400 Michigan Avenue Nashville, TN 37209	SAME	Map 103-4 Parcel 34

GENERAL WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of FIFTY-TWO THOUSAND FIVE HUNDRED AND NO/100 ($52,500.00) DOLLARS, cash in hand paid by W. THOMAS PHILLIPS, a single man, hereinafter referred to as "Grantee," SENIOR CORPORATION, a Tennessee corporation, hereinafter referred to as "Grantor," has this day bargained and sold and does hereby transfer and convey unto the said Grantee, his heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

BEING part of Lots 502, 504 and 506 in Block 26 of the Plan of Charlotte Park Company's First Addition, which plan is of record in Book 57, Page 103, Register's Office for Davidson County, Tennessee, and more particularly described as follows:

BEGINNING at a point in the westerly margin of 46th Avenue, North, formerly called Fifth Street, and as widened, and said point of beginning is 93 feet south of the southwest corner of 46th Avenue, North and Idaho Avenue; thence along said 46th Avenue, North 57 feet to a point, which is the northwest corner of an alley and 46th Avenue, North; thence along the northerly line of said alley, 100 feet to a point; thence at right angles northerly and parallel with the easterly line of Lot 502, 57 feet to a point; thence at right angles eastwardly and along a line parallel with Idaho Avenue, 100 feet to 46th Avenue, North, the point of beginning.

BEING the same property conveyed to Senior Corporation, by a deed from Warren B. Sloan, II, as of record in Book 7396, Page 428, Register's Office for Davidson County, Tennessee.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $52,500.00

AFFIANT

Subscribed and sworn to before me this 1st day of February, 1988.

NOTARY PUBLIC

My Commission Expires: 5-13-90

0206 01 08:CHECK 153.50

This is improved property known as 205 46th Avenue, North, Nashville, Tennessee 37209.

TO HAVE AND TO HOLD, the said property, with the appurtenances, estate, title, and interest thereto belonging to the said Grantee, his heirs and assigns, forever. Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered except for (i) 1988 Metropolitan Government of Nashville and Davidson County real property taxes, a lien, but not presently due and payable, which have been prorated between the parties and assumed by Grantee, (ii) unrecorded easements, discrepancies or conflicts in boundary lines, shortages in area and encroachments which an accurate and complete survey would disclose, (iii) all applicable local governmental planning and zoning ordinances, and (iv) an easement to the State of Tennessee for highway purposes for the widening of 46th Avenue (formerly Fifth Street), 25 feet affecting part of Lot 502 herein, not of record.

Grantor further covenants and binds itself, its successors and assigns, to warrant and forever defend the title to said real estate to said Grantee, his heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, Grantor has caused this General Warranty Deed to be executed on this 1st day of February, 1988.

SENIOR CORPORATION

BY: _____
Cason A. Dickinson, President

STATE OF TENNESSEE
COUNTY OF DAVIDSON

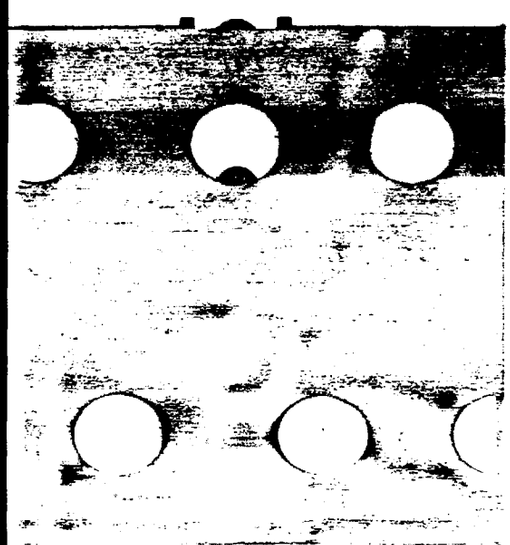
BEFORE ME, Charles B. Reasor, Jr., a Notary Public for the State and County aforesaid, personally appeared Cason A. Dickinson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be President of Senior Corporation, the within named bargainor, a Tennessee corporation, and that he as such President, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as President.

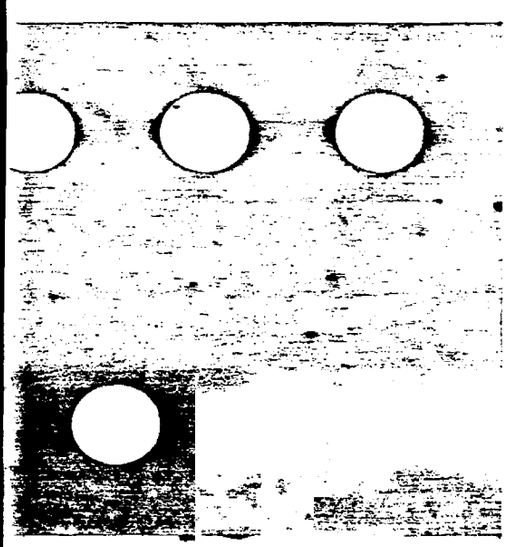
WITNESS MY HAND AND SEAL at office in Nashville, Tennessee, this 1st day of February, 1988.

_____
NOTARY PUBLIC

MY COMMISSION EXPIRES:
5-13-90

FEB 4 2 43 PM '88
DAVIDSON COUNTY, TN
IDENTIFICATION REFERENCE
02753





OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7463 PAGE 422

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TAX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TAX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL

CAMT 52500.00
CON TX 147.00
PRFEE 0.50
WDEED 6.00
TOTAL 153.50
CHECK ~~153.50~~
BANK

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 02/04/88 01 14:44 0001 4322

02793

IDENTIFICATION REFERENCE

FEB 4 2 43 PM '88

DAVIDSON COUNTY, TN

No. 59169