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WARRANTY DEED

PREPARED BY:

J. K. WOODARD
Attorney at Law
919 West Main Street
Hendersoville, TN 37075
822-0030

STATE OF TENNESSEE 87 02/16 0101 03CHECK 149.02
COUNTY OF Harrison

The actual consideration or value, whichever is greater for this transfer is $ [illegible].

[illegible]
Affiant

SWORN to and subscribed before me on this the 15th day of February, 1988.

[illegible]
NOTARY PUBLIC

My Commission Expires: 11/2/91

MORTGAGEE:
Old Hickory Credit Union
1000 Industrial Drive
Old Hickory, TN 37138

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NO.
CONNIE M. PHILLIPS	SAME	33-4
311 JANETTE DR.		Par 130 Jo
GOODLETTSVILLE TN 37072		

FOR AND IN CONSIDERATION of the sum of TEN DOLLARS ($10.00), cash in hand paid by the hereinafter named **GRANTEES** and other good and valuable consideration the receipt of which is hereby acknowledged, we, **E. ODELL SMITH and wife, ANNICE S. SMITH,** hereinafter called the **GRANTORS,** have bargained and sold and by these presents, do transfer and convey unto **CONNIE M. PHILLIPS, a single person,** hereinafter called **GRANTEES,** their heirs and assigns, a certain tract or parcel of land in County, State of Tennessee, described as follows:

> LAND in Davidson County, Tennessee, being Lot No. 272 on the Plan of Gatewood, Section 3, of record in Book 4175, Pages 49 and 50, Registers' Office for said County.
>
> SAID Lot No. 272 fronts 65.17 feet on the northwesterly margin of Janette Avenue and extends back 221.60 feet on the northeasterly line and 215.0 feet on the southwesterly line to a dead line in the rear, measuring 99.05 feet thereon.
>
> BEING the same property conveyed to E. ODELL SMITH and wife, ANNICE S. SMITH by Deed from DEWEY H. BOUCHILLON, JR. and wife, EDNA W. BOUCHILLON of record in Book 6051, Page 458, Registers' office for Davidson County, TN.

This is improved property known as 311 Janette Drive, Goodlettsville, Davidson County, TN 37072.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, title and interest thereto belonging to the said **GRANTEES,** their heirs 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, unless otherwise herein set out, 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 and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular and the use of any gender shall be applicable to all genders.

WITNESS our hands this 15TH day of February, 1988, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

E. Odell Smith — Annice S. Smith

E. ODELL SMITH — ANNICE S. SMITH

STATE OF TENNESSEE

COUNTY OF DAVIDSON

BEFORE me, undersigned, a Notary Public in and for the County and State aforesaid, personally appeared the within named, E. ODELL SMITH and wife, ANNICE S. SMITH, the bargainors, with whom I am personally acquainted or proved to me on the basis of sufficient information, and who acknowledged the execution of the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Old Hickory, Tennessee, this the 15TH day of February, 1988.

NOTARY PUBLIC

My Commission Expires: 11/13/89

0.5.0.1.4.

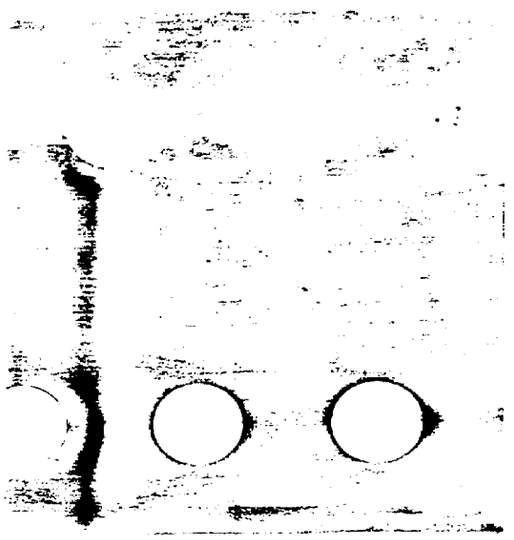
IDENTIFICATION REFERENCE

Feb 16 1 03 PM '88

DAVIDSON COUNTY, TN

OFFICIAL RECEIPT

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



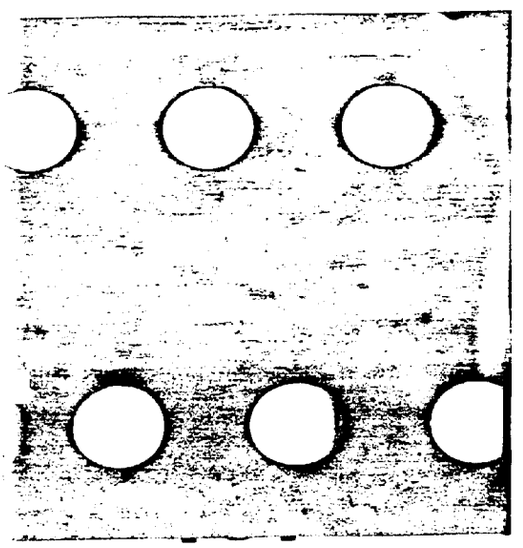
RECEIVED OF _____

FOR _____

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CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO 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



RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0.5.0.1.4

IDENTIFT REFERENCE

Feb 16 1 03 PM '88

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

CAMT	50900.00
CON TX	142.52
PRFEE	0.50
WDEED	6.00
TOTAL	149.02
CHECK	149.02

2/16/88 01 13:05 0001 6931

No. 61726