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FORM NO. WD-1

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 1,950.00

James C. Lewis
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd DAY OF February, 19 88

Notary Public

MY COMMISSION EXPIRES: May 8, 1989
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
JAMES A. CARNEY, ATTORNEY, 905 STAHLMAN BLDG., NASHVILLE, TN 37201
NAME ADDRESS

NAME & ADDRESS OF PROPERTY OWNER:	NAME & ADDRESS OF PERSON OR ENTITY RESPONSIBLE FOR PAYMENT OF REAL PROPERTY TAXES	MAP-PARCEL NUMBERS
William T. Phillips (NAME)	NO MORTGAGE ESCROW (NAME)	Map 92-13
4400 Michigan Avenue (STREET ADDRESS OR ROUTE NUMBER)	SEND TAX BILLS TO: (STREET ADDRESS)	Parcel 259
Nashville, TN 37209 (CITY) (STATE) (P.O. ZIP)	SAME (CITY) (STATE) (ZIP)	11W 72500

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, LSMS Land and Investment Corporation,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO William T. Phillips,

2124 03/02 0101 03CHECK 11-82

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: TO-WIT:

38th Avenue North (formerly shown as Dakota Avenue)
Plan-Block 34, Charlotte Pike
2nd Ext. Pt., closed street
Map 92-13 Parcel 259
Field Book No. 11W 72500

Being a part of the same properties conveyed to LSMS Land and Investment Corporation by deed from Jack J. Cohen and wife, Bessie D. Cohen, B. B. Doubleday, Jr. and Leon Gilbert, of record in Book 5309, page 321, Register's Office for Davidson County, Tennessee.

D09415

IDENTIFICATION REFERENCE

MAR 2 3 24 PM '88

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

ISSUED

This is unimproved (XX) improved ( ) property, known as 38th Avenue North (formerly Dakota Avenue) Nashville, TN 37209
(House Number) (Street) (P. O. Address) (City or Town) (Postal Zip)

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 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 hand s this 23rd day of February, 1988

LSMS LAND AND INVESTMENT CORPORATION

BY: James C. Lewis President
JAMES A. LEWIS, President

Wayne M. McInturff Sec.-Trs.
WAYNE M. McINTURFF, Secretary-Treasurer

STATE OF TENNESSEE }
Davidson County }

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Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

_____

_____

the bargainor_____, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that _____executed the within instrument for the purposes therein contained.

Witness my hand and official seal at _____, Tennessee, this _____ day of _____, 19____.

Commission Expires_____ _____Notary Public

STATE OF TENNESSEE }
Davidson County }

Before me, MELINDA S. CHUMBLEY a Notary Public in and for the State and County aforesaid, personally appeared James A. Lewis and Wayne M. McInturff

_____

_____

with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the President and Secretary-Treasurer respectively

_____of the LSMS Land and Investment Corporation

a corporation, and that he as such Officers, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as President and Secretary-Treasuer respectively.

Witness my hand and official seal at Nashville, Tennessee, this 23rd day of February, 19 88.

Commission Expires May 8, 1991 _____Notary Public

WARRANTY DEED

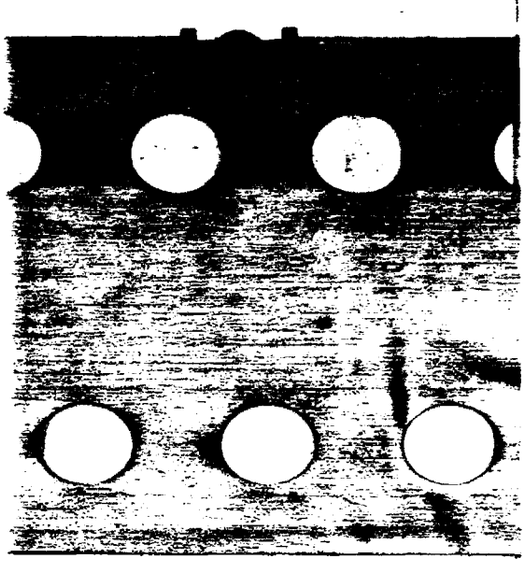
FROM

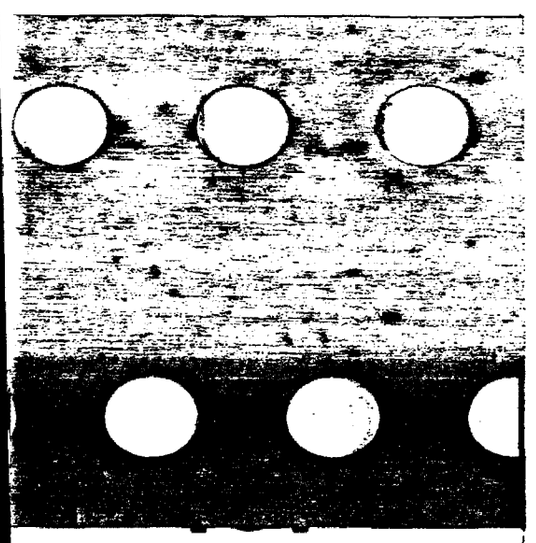
LSMS LAND AND INVESTMENT CORPORATION

TO

WILLIAM T. PHILLIPS

ATTORNEYS TITLE
A Minnesota Title Company
SUITE 175 — 222 THIRD AVENUE NORTH
NASHVILLE, TENN. 37201
TELEPHONE 244-2101





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

CAMT	1950.00
CON TX	5.32
PRFEE	0.50
WDEED	6.00
TOTAL	11.82
CHECK	11.82

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

03/02/98 01 15:14 0001 2124

00941 5

IDENTIFI REFERENCE

MAR 2 3 24 PM '98

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 66821