THIS INSTRUMENT PREPARED BY:
Joseph B. Pitt, Jr., Attorney
First American Center
Nashville, Tennessee 37238
00256714

WARRANTY DEED

BOOK 7482 PAGE 445

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
James Lee Phillips (NAME)	Sovran Mortgage Corporation (NAME)	MAP 64-9
4404 Southtrace Blvd. (STREET ADDRESS OR ROUTE NUMBER)	201 E. Cary Street (STREET ADDRESS)	PARCEL 277
Old Hickory, TN 37138 (CITY) (STATE) (ZIP)	Richmond, VA 23219 (CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100----------
----------$10.00---------- Dollars.

Cash in hand paid by James Lee Phillips and wife, Christine Lee Phillips and other good and valuable considerations accepted as cash the receipt of all of which is hereby acknowledged,

2234 03/03 0101 03CHECK 257.38

Ken Lokey Homes, Inc.

have this day bargained and sold, and do hereby transfer and convey unto the said James Lee Phillips and wife,
Christine Lee Phillips

the Grantees herein, their (successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being Lot No. 81 on the Plan of Southfork, Section Two, as of record in Book 6250, page 386, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being part of the same property conveyed to Ken Lokey Homes, Inc., by deed from C. Hooper Development Company, Inc., of record in Book 7237, page 793, Register's Office for Davidson County, Tennessee.

D09506.

IDENTIFICATION REFERENCE

MAR 3 9 31 AM '88

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 89,620.00

Subscribed and sworn to before me this the 29th day of February 19 88

Affiant

My commission expires: 11-18-88
(Affix Seal)

Notary Public

unimproved ( )
This is improved ( ) property, known as 4404 Southtrace Blvd., Old Hickory, TN 37138
(House Number) (Street) P.O. Address: (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantees their (successors), heirs and assigns forever we covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their (successors), heirs and assigns, against the lawful claims of all persons.

Whenever 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 29th day of February 19 88 the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Ken Lokey Homes, Inc.

Will Holder President

Will Holder
ITS: President

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me _____, *a Notary Public in and for said County and State* _____

the within named 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*____.

_____ *Notary Public*

Commission expires _____

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, *a Notary Public of the State and County aforesaid, personally appeared* Will Holder, *with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged* him *self to be* President *of the* Ken Lokey Homes, Inc., *the within named bargainor, a 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* him *self as* President.

Witness my hand and seal, at office in Hermitage, Tennessee

this ~~29th~~ *day of* ~~February~~, *19*~~88~~.

Commission expires 7-18-88

_____ *Notary Public*

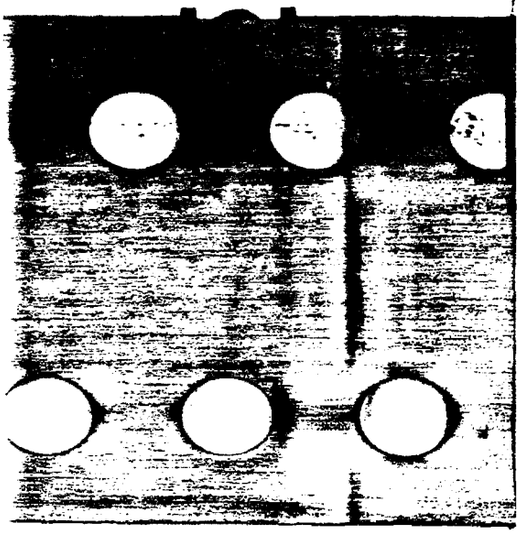
NOTARY PUBLIC AT LARGE

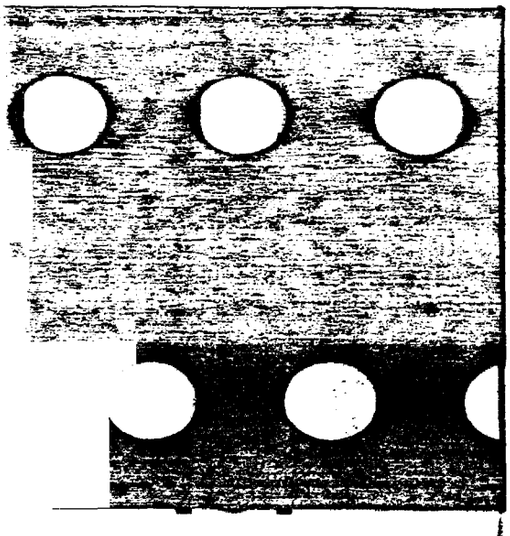
WARRANTY DEED

FROM

TO

Compliments of
Chicago Title Insurance Company
First Floor — First American Center
Phone 255-4631
NASHVILLE, TENNESSEE 37238





OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7482 PAGE 447

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	89620.00
			CON TX	250.88
			PRFEE	0.50
			WDEED	6.00
			TOTAL	257.38
			CHECK	257.38
03/03/88	01		09:31 0001	2234

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

D 0 9 5 0 6.

IDENTIFT REFERENCE

MAR 3 9 31 AM '88

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 66929