File #6596

FILE BOX 38

WARRANTY DEED

THIS INSTRUMENT PREPARED BY

George E. Mudter, Jr., Atty.
4301 Hillsboro Road, Suite 330
Nashville, Tennessee 37215

BOOK 7495 PAGE 16

7663 03/21 0101 03CHECK 254.30

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
MICHAEL S. PHILLIPS (NAME)	First Tennessee Bank National Association (NAME)	MAP 104-15
2221 Blair Boulevard (STREET ADDRESS OR ROUTE NUMBER)	P. O. Box 1000, Department 47 (STREET ADDRESS)	PARCEL 168
Nashville, Tennessee 37212 (CITY) (STATE) (P. O. ZIP)	Memphis, Tennessee 38148 (CITY) (STATE) (ZIP)	FBN 24W8370

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, LOUISE I. PIERCE, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO MICHAEL S. PHILLIPS and wife, BRENDA N. PHILLIPS

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

Land in Davidson County, Tennessee, being the east 50 feet of the west 76 1/4 feet of Lot No. 99 on the Map of Sunset Park Subdivision, as of record in Book 332, page 132, Register's Office for said County.

Said part of said lot fronts 50 feet on the southerly side of Blair Boulevard and runs back between parallel lines 159 feet, more or less, to a dead line.

Being the same property conveyed to Louise I. Pierce, unmarried, by deed from Michael J. Blake and wife, Mary Elizabeth Blake of record in Book 5209, page 957, said Register's Office.

This conveyance is made subject to: (1) 1988 Taxes, which have been prorated and assumed by the Grantee(s); and (2) All matters appearing on the Plan of record in Plat Book 332, page 132, said Register's Office.

14083

IDENTIFICATION REFERENCE

MAR 21 9 46 AM '88

FELIX Z. WILKINS REGISTER DAVIDSON COUNTY, TN

unimproved (XX)
This is improved ( ) property, known as 2221 Blair Boulevard, Nashville, Tennessee 37212

TO HAVE AND TO HOLD the said tract or parcel of land, with the apurtenances, estate, title and interest thereto belonging to the said GRANTEES, their successors, 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, successors, assigns and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their successors, 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.

In witness whereof, the GRANTORS have hereunto set their hands (if a corporation, has caused its name to be signed hereto by its duly authorized officer) on this 15th day of March, 1988

Louise I. Pierce by Gayle Jacobs

~~LOUISE I. PIERCE by Gayle Jacobs,~~
Attorney-in-Fact for the said Louise I. Pierce,
by Power of Attorney recorded simultaneously herewith.

STATE OF TENNESSEE
COUNTY OF _____

BOOK 7495 PAGE 17

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

with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained.

Witness my hand at office, this _____ day of _____, 19 _____.

My commission expires _____ Notary Public _____

STATE OF _____
COUNTY OF _____

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

with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained, and who further acknowledged that _____ is the _____ of _____ the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand at Office, this _____ day of _____, 19____.

My commission expires _____ Notary Public _____

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Gayle Jacobs, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the Attorney-In-Fact of the maker, Louise I. Pierce, and is authorized by the maker to execute this instrument on behalf of the maker.

Witness my hand, at Office, this 15th day of March, 1988.

Helen D. Scott
Notary Public

My commission expires: 3-11-1991

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 88,500.00

Michael S Phillips
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF March 19 88

MY COMMISSION EXPIRES: 3-11-1991
(AFFIX SEAL)

Helen D. Scott
Notary Public

HELEN D. SCOTT NOTARY PUBLIC AT LARGE DAVIDSON CO. TENN.

WARRANTY DEED

FROM

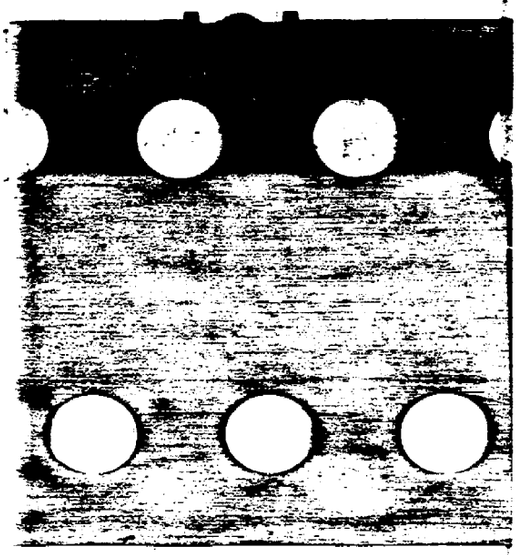
LOUISE I. PIERCE, unmarried

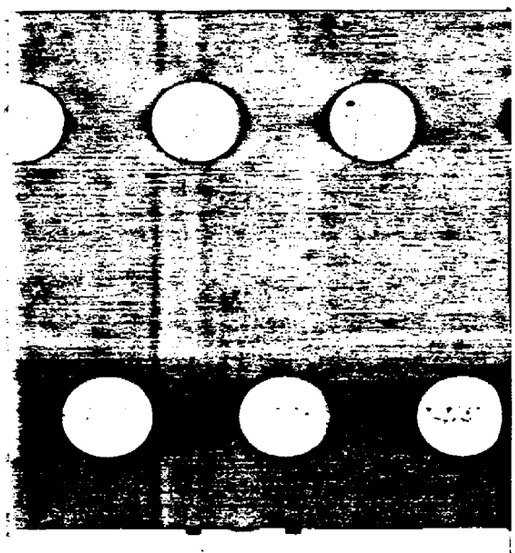
TO

MICHAEL S. PHILLIPS and wife,

BRENDA N. PHILLIPS

RETURN TO:
FILE BOX 38
First Title & Escrow Company, Inc.
Suite 11C The Paddock
229 Ward Circle
P.O. Box 926
BRENTWOOD, TENNESSEE 37024-0926





OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7495 PAGE 18

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 88500.00
				CON TX 247.80
				PRFEE 0.50
				WDEED 6.00
				TOTAL 254.30
				CHECK 254.30

03/21/88 01 09:50 0001 7663

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

14083

IDENTIFI REFERENCE

MAR 21 9 46 AM '88

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 72261