Box 31

This Instrument Prepared By:

William Hume Barr
Harwell Barr Martin & Stegall
172 Second Avenue North
Nashville, TN 37219

1992 05/27 0101 03CHECK 723.50

BOOK 7555 PAGE 918

Address New Owner:	Send Tax Bills To:	Map-Parcel Numbers
John S. Phipps, Sr. P.O. Box 50026 Nashville, TN 37205	Same	104-2-391 104-2-392

WARRANTY DEED

FOR AND IN CONSIDERATION of Ten and No/100 ($10.00) Dollars and other good and valuable consideration, the receipt of all of which is hereby acknowledged, James F. Holt, Jr., a single person, the Grantor herein, has bargained and by these presents does transfer and convey unto John S. Phipps, Sr., the Grantee herein, his heirs and assigns, certain tracts or parcels of land in Davidson County, Tennessee, described as follows:

TRACT NO. 1

Land in Davidson County, Tennessee, being Lot 23 on the Plan of John H. Williams, Jr. Subdivision of Lot No. 55 in the Boyd Cockrill Spring Tract as of record in Book 161, page 77, Register's Office for said County.

Said Lot No. 23 fronts 50 feet on the westerly side of 29th Avenue South, formerly Williams Avenue, at one time called 30th Avenue South, and runs back between parallel lines, 135 feet to an alley.

Being the same property conveyed to James F. Holt, Jr. by deed from North American Properties, Inc. and Spiva/Hill Management Co. of record in Book 7042, page 215, said Register's Office.

TRACT NO. 2

Land in Davidson County, Tennessee, being Lot No. 24 on the Plan of John H. Williams, Jr., Subdivision of Lot No. 55, Boyd Cockrill Tract, as of record in Book 161, page 77, Register's Office for said county.

Said Lot No. 24 fronts 50 feet on the westerly side of 29th Avenue South, and runs back between parallel lines, 135 feet to an alley.

Being the same property conveyed to James F. Holt, Jr., by deed from George N. Spiva and Vianda Hall Hill of record in Book 7042, page 208, said Register's Office.

This is improved property known as 115-117 29th Avenue, South, Nashville, Tennessee 37212.

TO HAVE AND TO HOLD the said tracts or parcels of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns, forever. Grantor does covenant with the said Grantee that he is lawfully seized

and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered except as herein set forth on Exhibit A. Grantor does further covenant and bind himself, his heirs and assigns to warrant and forever defend the title to the said land to the said Grantee, his heirs and assigns against the lawful claims of all persons, whomsoever.

WITNESS our hands this 24th day of May, 1988.

James F. Holt, Jr.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Susan Holt, a Notary Public of said county, James F. Holt, Jr., the within named bargainor, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 24th day of May, 1988.

Susan Holt
Notary Public

My Commission Expires:

July 13, 1991

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer or value of property (whichever is greater) is $255,000.00. This is equal to or greater than the property would bring at a fair and voluntary sale.

James F. Holt, Jr.

Sworn and subscribed
this 24th day of
May, 1988.

Susan Holt
Notary Public

My Commission Expires:

July 13, 1991

WHB\b5

3 4 6 4 3

IDENTIFICATION REFERENCE

MAY 27 1 35 PM '88

FELIX Z. WILSON JR. REGISTER
DAVIDSON COUNTY, TN

EXHIBIT A

TRACT NO. 1

1. 1988 or current year's taxes.

2. Plan of record in Book 161, page 77, Register's Office for Davidson County, Tennessee.

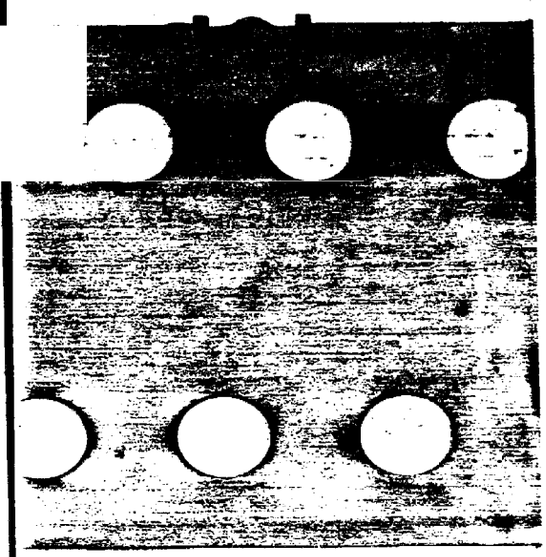
TRACT NO. 2

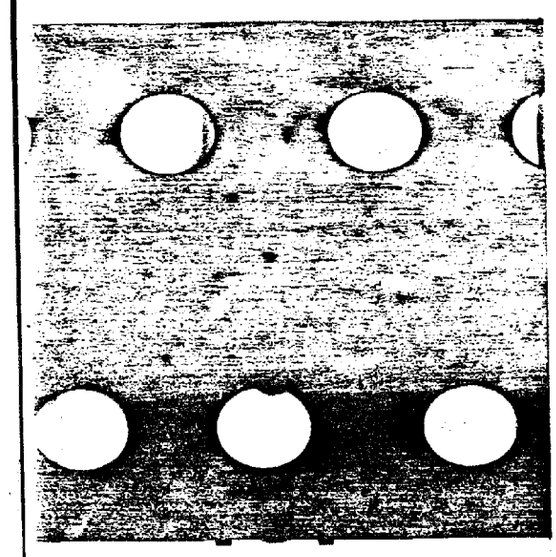
1. 1988 or current year's taxes.

2. Plan of record in Book 161, page 77, Register's Office for Davidson County, Tennessee.

3. Restrictive covenants of record in Book 4626, page 719, Register's Office for Davidson County, Tennessee.

WHB\b5





OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7555 PAGE 921

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

34643

IDENTIFICATION REFERENCE

NOV 27 11 35 AM '88

FELIX Z WILSON JR REGISTER
DAVIDSON COUNTY, TN

CAMT	255000.00
CON TX	714.00
PRFEE	0.50
WDEED	9.00
TOTAL	723.50
CHECK	723.50

05/27/88 01 13:35 0001 1972

No. 96110