FILE BOX 40

FORM No. WD-1

BOOK 7676 PAGE 482

STEVEN G. WATERS NOTARY AT LARGE STATE OF TENNESSEE

My Commission Expires Jan. 10, 1989

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 65,500.00

David C. Phillips
Affiant

151 10/13 0101 03CHECK 222.65

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6th DAY OF October 19 88

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
STEVEN G. WATERS – 3401 WEST END AVE. SUITE 545 – NASHVILLE. TN. 37203

NAME / ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
David C. Phillips (NAME)	First Republic Mortgage (NAME)	61-4-9
5002 Inglewood Court (STREET ADDRESS OR ROUTE NUMBER)	2090 Hewitt Avenue (STREET ADDRESS)	15DZ25830
Nashville, TN 37216 (CITY) (STATE) (P.O. ZIP)	Kettering, Ohio 45440 (CITY) (STATE) (ZIP)	

FOR AND 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, Terry W. Walker and Linda L. Walker, now known as Linda L. Walker Meadows

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO David C. Phillips and wife, Kelly V. Phillips

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:

LAND in Davidson County, Tennessee being Lot No. 71 on the Plan of Inglewood Heights Subdivision of A. J. Coleman's Property of record in Book 1424, page 85, Register's Office for said County.

SAID Lot No. 71 fronts 60 feet on the easterly margin of Inglewood Court and extends back between parallel lines 168.3 feet to a dead line in the rear.

Being the same property conveyed to Terry W. Walker and wife, Linda L. Walker by deed from Robert E. Cole and wife, Ruth S. Cole of record in Book 6032, page 468, Register's Office, Davidson County, Tennessee. The said Terry W. Walker and wife, Linda L. Walker have since divorced.

Subject to restrictions of record in Book 1336, page 134 said Register's Office.

RECEIVED FOR RECORD
OCT 13 9 15 AM '88
DAVIDSON COUNTY, TN.

TENNESSEE

7.50

unimproved ( ) property, known as 5002 Inglewood Court, Nashville, TN 37216
This is improved (XX) (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 6th day of October, 19 88

Terry W. Walker

Linda L. Walker Meadows

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STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Terry W. Walker and Linda L. Walker Meadows

the bargainor s, with whom I am personally acquainted, and who acknowledged that executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 6th day of October 19 88

Commission expires _____

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon (his oath / their several oaths) acknowledged (himself / themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that (he / they) as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____

Witness my hand and official seal at office at _____ on this the _____ day of _____ 19 _____

My commission expires _____

Notary Public

My Commission Expires Jan. 10, 1989

WARRANTY DEED

FROM

Terry W. Walker and Linda L. Walker Meadows

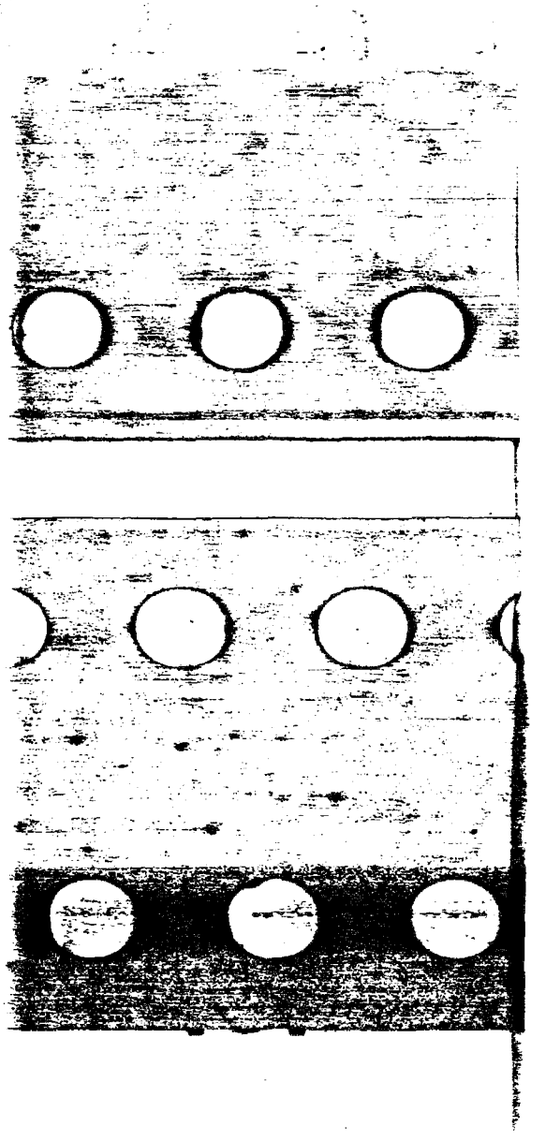
TO

David C. Phillips and wife, Kelly V. Phillips

RETURN TO:

Hallmark Title Company
3401 West End Ave. Suite 545
Nashville, Tn. 37203

STEVEN G. WATERS
Attorney at Law



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 65500.00
CON TX 216.15
PRFEE 0.50
WDEED 6.00
TOTAL 222.65
CHECK 222.65

10/13/88 01 09:19 0001 6351

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

7.5663

IDENTIFICATION REFERENCE

Oct 13 9 15 AM '88

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN

No.143152