SEND TAX BILLS:
James D. Holder
110 Shoreside Drive
Hendersonville, Tenn 37075

This instrument prepared by:
CARL H. OLDHAM
Attorney at Law
Hendersonville, Tennessee

Map-Par
26-12-9.00
10D-40105

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid, the receipt of which is hereby acknowledged, and other good and valuable considerations, E. R. PHILLIPS and MARY PHILLIPS THOMPSON hereinafter called the GRANTOR, have this day bargained and sold and by these presents do transfer and convey unto, JAMES DANIEL HOLDER and wife, BARBARA L. HOLDER, as tenants by the entirety, hereinafter called the GRANTEE, their heirs, successors and assigns forever, the following described property, to wit:

SEE EXHIBIT A ATTACHED HERETO FOR DESCRIPTION

TO HAVE AND TO HOLD the said tract or parcel of land, with appurtenances, estate, title and interest thereto belonging to the GRANTEE, their heirs, successors and assigns, forever.

AND THE GRANTORS covenant with the GRANTEE that they are lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered.

THE GRANTORS further covenant and bind themselves, their heirs, successors and assigns to warrant and defend the title to the said land to the GRANTEE, their heirs, successors and assigns against the lawful claims of all persons whomsoever.

Part of the consideration of this conveyance is secured by a deed of trust recorded simultaneously herewith.

Mail

CARL H. OLDHAM
ATTORNEY AT LAW
305 WEST MAIN STREET
HENDERSONVILLE, TENNESSEE
37075
615-824-0889

IN WITNESS WHEREOF, the GRANTORS have hereunto set their hands on this the 31st day of October, 1988.

E. R. PHILLIPS

MARY PHILLIPS THOMPSON

STATE OF TENNESSEE

COUNTY OF SUMNER

Personally appeared before me, the undersigned Notary Public of said county, E. R. PHILLIPS and MARY PHILLIPS THOMPSON, the within named bargainors with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand at office this 31 day of October, 1988.

NOTARY PUBLIC

My Commission Expires:

1-21-91

STATE OF TENNESSEE

COUNTY OF SUMNER

The actual consideration or value, whichever is greater for this transfer is $ 275,000.00.

AFFIANT

Subscribed and sworn to before me, this the 2nd day of ~~October~~ November, 1988.

NOTARY PUBLIC

My Commission Expires:

1-21-91

CARL H. OLDHAM
ATTORNEY AT LAW
365 WEST MAIN STREET
HENDERSONVILLE, TENNESSEE
37075
615-824-0889

EXHIBIT "A"

LAND in Davidson County, Tennessee, and is designated Commercial "A" on the recorded plat of the Resubdivision of Parts of Section 1 and Section 2 of Mansker Meadows of record in Book 2854, Page 32, Register's Office for Davidson County, Tennessee, and being more particularly described as follows:

BEGINNING at an existing concrete monument, said point of beginning being the Northwest corner of the herein described tract and also being the Northeast corner of Lot No. 17 on the Plan of the Resubdivision of Parts of Section 1 and Section 2 of Mansker Meadows of record in Book 2854, Page 32, Register's Office for Davidson County, Tennessee, said point of beginning also being on the southerly margin of Gallatin Pike (U. S. 31-E); thence with the southerly margin of said U. S. 31-E 64 feet South of the centerline North 83 deg. 31 min. 00 sec. East 301.76 feet to an iron pin; thence with a turnout curve to the right having a radius of 20.00 feet and a long chord on 28.28 feet, said chord having a bearing of South 51 deg. 29 min. 00 sec. East a distance along the curve of 31.42 feet to an iron pin set on the westerly margin of Cumberland Hills Drive; thence with the westerly margin of said Cumberland Hills Drive South 06 deg. 29 min. 00 sec. East 180.00 feet to an iron pin; thence leaving the margin of said Cumberland Hills Drive and with the line of Lot 19 of said Mansker Meadows Subdivision South 83 deg. 27 min. 53 sec. West 219.61 feet to an existing concrete monument; thence continuing with Lot 19 in part South 83 deg. 50 min. 56 sec. West 101.76 feet to an iron pin; thence with the line of said Lot No. 17 North 06 deg. 35 min. 43 sec. West 199.61 feet to the point of beginning, containing 1.47 acres more or less.

BEING part of the same property conveyed to Charles Phillips and E. R. Phillips, by Deed from G. F. Comer, Trustee, of record in Book 2300, Page 87, Register's Office for Davidson County, Tennessee. The said Charles Phillips having died and leaving as his heirs-at-law, his wife, Gladys Phillips, and his daughter, Mary Phillips Thompson. The said Mary Phillips Thompson having conveyed her interest to her mother, Gladys Phillips, by deed of record in Book 2635, Page 83, said Register's Office. The said Gladys Phillips having since died and her one-half undivided interest became vested in Mary Phillips Thompson as devisee under her Will of record in Will Book 126, Page 322, Probate Court Clerk's Office for Davidson County, Tennessee.

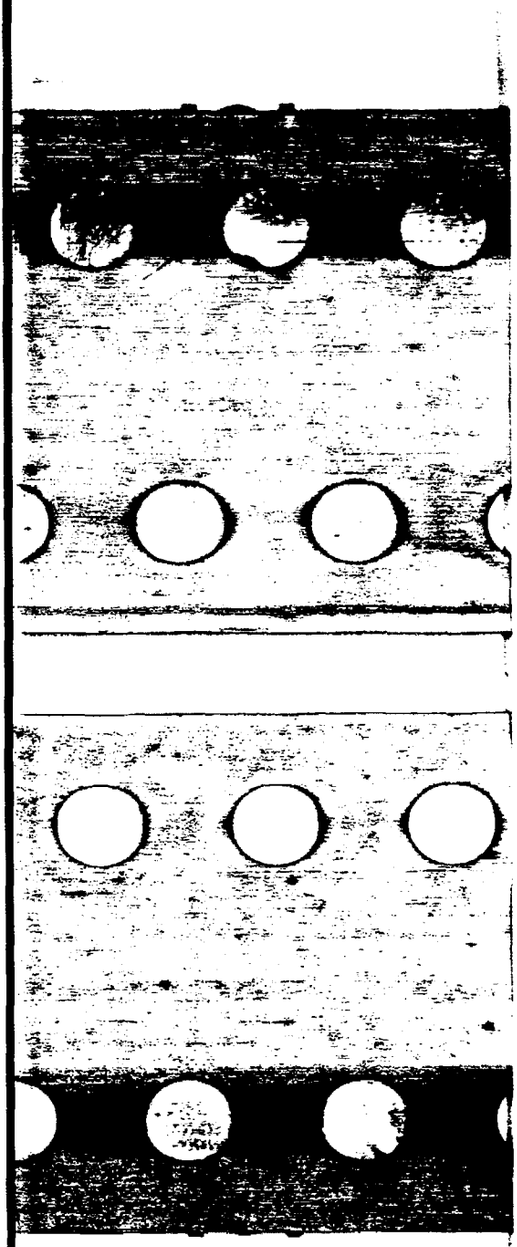
8.2811.

TENTIE REFERENCE

Nov 4 10 27 AM '88

FELIX Z WILSON III REGISTER
DAVIDSON COUNTY, TN

4564 11/04 0101 03CHECK 917.00



OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7696 PAGE 540

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
				275000.00
				CON TX 907.50
				PRFEE 0.50
				WDEED 9.00
				TOTAL 917.00
				CHECK 917.00
11/04/88	01			10:29 0001 4564

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

8281 I.

IDENTIFICATION REFERENCE

Nov 4 10 27 AM '88

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 151166