by:
Sam D. Hodges, III
Grissim and Hodges, Attorneys
323 Union Street
Nashville, Tennessee 37201

WARRANTY DEED

BOOK 7769 PAGE 283

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP/PARCEL NO.:
Andrena Woodward Phillips 4331 Estes Road Nashville, Tennessee 37215	Same	91-16-144

FOR AND IN CONSIDERATION of the sum of TEN DOLLARS ($10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, THOMAS W. MANNING, JR., and wife, DEBORAH L. MANNING (the "Grantors") have bargained and sold and by these presents do transfer and convey unto the said ANDRENA (the "Grantee"), her successors and assigns, all of their right, title and interest in and to that certain land in Davidson County, State of Tennessee, being more particularly described as follows:

LAND in Davidson County, Tennessee, being Lot No. 408, Block 21, on the Plan of Charlotte Park Company's First Addition to West Nashville, as shown on plat of record in Plat Book 57, page 103, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

BEING the property conveyed to Thomas W. Manning, Jr., and wife, Deborah L. Manning, by deed of record in Book 6331, page 19, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, her heirs, successors and assigns, forever. And Grantors do covenant with the said Grantee that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, except for current year real property taxes.

And Grantors do further covenant and bind themselves, their heirs, successors and assigns to warrant and forever defend the title to the said land to the said Grantee, her heirs, successors and assigns, against the lawful claims of all persons, whomsoever.

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 Grantors hands, this 8th day of February, 1989.

Thomas W. Manning Jr.
THOMAS W. MANNING, JR.

Deborah L. Manning
DEBORAH L. MANNING

FEB 8 3 36 PM '89

07792

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, THOMAS W. MANNING, JR., and wife, DEBORAH L. MANNING, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 8th day of February, 1989.

Bettie Jane Winton
NOTARY PUBLIC

BETTIE JANE WINTON NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Commission Expires: 9-11-90

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $72,500.00.

Sam D. Hodges III
Affiant

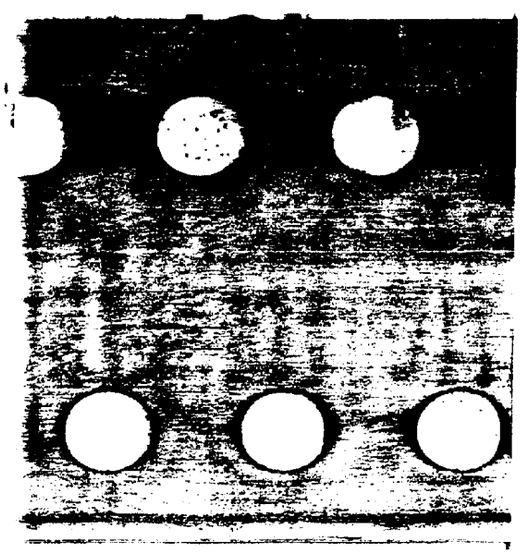
Subscribed and sworn before me this 8th day of February, 1989.

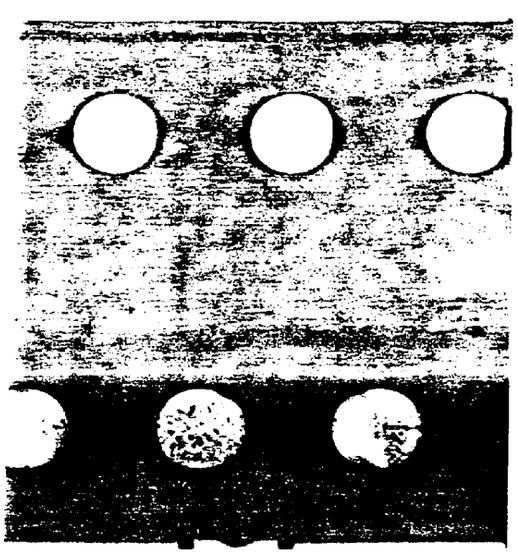
Bettie Jane Winton
NOTARY PUBLIC

BETTIE JANE WINTON NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Commission Expires: 9-11-90

5780 02/08 0101 03CHECK 245.75





OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7769 PAGE 285

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 72500.00
CON TX 239.25
PRFEE 0.50
WDEED 6.00
TOTAL 245.75
CHECK 245.75

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 02/08/89 01 15:40 0001 5780

07792

FEB 8 3 36 PM '89

No. 180270