FORM NO. WD-1 BOX 10

BOOK 7773 PAGE 776

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 4,500.00

Robert E. Phipps
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF February, 19 89

Patricia Spicer Carden
Notary Public

MY COMMISSION EXPIRES 7-13-91

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
PATRICIA SPICER CARDEN, ATTORNEY
101 Westpark Drive, Suite 350, Brentwood, TN 37027

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO /and Mortgagee is:	MAP-PARCEL NUMBERS
John S. Phipps, Jr. et al (NAME)	Same/None (NAME)	01W01420
6009 Sedberry Rd. (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	081-08-0-467.00
Nashville TN 37205 (CITY) (STATE) (P O ZIP)	(CITY) (STATE) (ZIP)	

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, WE, Douglas S. Hall

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO John S. Phipps, Jr. and Robert E. Phipps

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. 189 on the plan of North Nashville Real Estate Company Plan, of record in Book 21, page 105, Register's Office for said County.

Said Lot No. 189 fronts 50 feet on the southeasterly margin of Carroll Street, now Buchanan Street, and extends back between parallel lines 100 feet to an alley.

Being the same property conveyed to Douglas S. Hall by deed from J & J Development, a Partnership composed of Joseph S. Scales and Jimmie N. Scales of record in Book 6120, page 635, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the matters set forth in the above referenced plan of record.

Mimi K. Hall, wife of Douglas S. Hall joins in this conveyance for the purpose of conveying any interest she may have in subject property by reason of her marital rights.

unimproved (X) This is improved ( ) property, known as 507 Buchanan Street, (House Number) (Street) Nashville, TN 37208 (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 hands this 15th day of February, 19 89

Douglas S. Hall
Douglas S. Hall

Mimi K. Hall
Mimi K. Hall

INDIVIDUAL ACKNOWLEDGEMENT

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State of Tenneesee

County of Davidson

Personally appeared before me, the undersigned Douglas S. Hall and wife, Mimi K. Hall, a Notary Public of said county,

the within named bargainor(s), 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 purpose therein contained.

WITNESS my hand, at office, this 15th day of February, 1989

NOTARY PUBLIC

My commission expires:

7-13-91

CORPORATE ACKNOWLEDGEMENT

State of

County of

Before me, of the state and county aforesaid, personally appeared , with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged himself to be President (or other officer authorized to execute the instrument) of the , the within named bargainor, a corporation, and that he as such , being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as .

WITNESS my hand and seal, at office in ,

this day of , 19 .

NOTARY PUBLIC

My commission expires:

WARRANTY DEED

FROM

Douglas S. Hall

TO

John S. Phipps, Jr. and

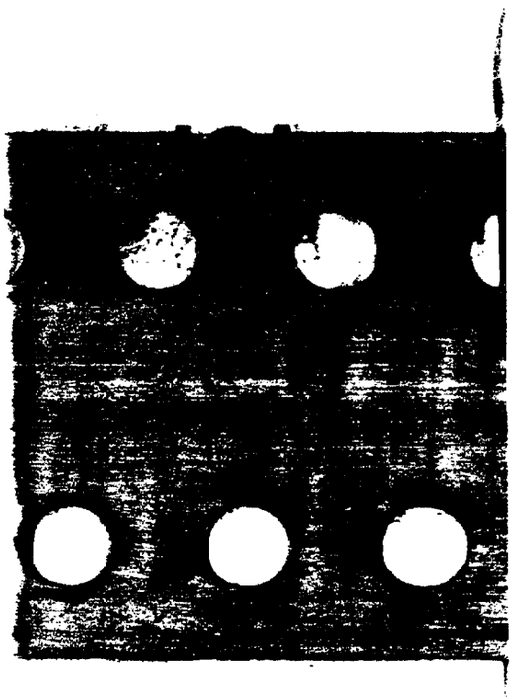
Robert E. Phipps

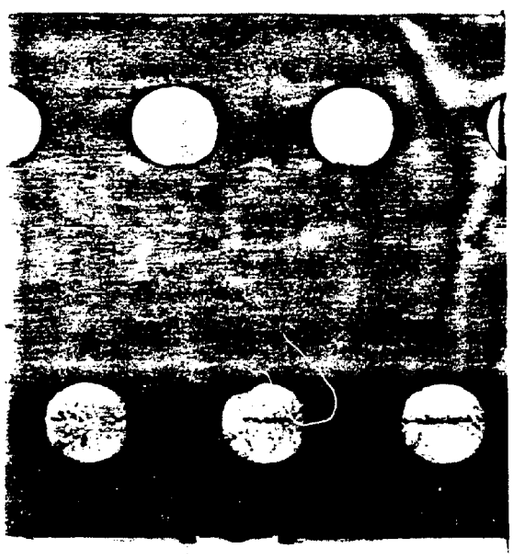
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PATRICIA SPICER CARDEN
Attorney at Law
101 Westpark Drive, Suite 350
Brentwood, Tennessee 37027

0 9 4 5 2.





OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7773 PAGE 778

CO - CONVEYANCE
MO - MORTGAGE
WD - WARRANTY DEED
TD - TRUST DEED

CC - CERTIFIED COPY
REL - RELEASE
UCC - UNIFORM COMMERCIAL CODE

MISC - MISCELLANEOUS
CO TAX - STATE TAX CONVEY
MO TAX - STATE TAX MORT
PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL

CAMT 4500.00
CON TX 14.85
PRFEE 0.50
WDEED 6.00
TOTAL ~~21.35~~
CHECK ~~21.35~~

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

02/16/89 01 13:39 0001 7784

09452

IDENTIFICATION REFERENCE

Feb 16 1 38 PM '89

FELIX Z WILSON II REGISTER
DAVIDSON COUNTY TENN

No. 182244