BOOK 7850 PAGE 273

WARRANTY DEED

NEW OWNER(S):	SEND TAX BILLS TO:	MAP & PARCEL NOS:
CLARENCE E. PHILLIPS 2005 23rd Avenue, North Nashville, TN 37208	SAME	Map 81-06 Parcel 378

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged, JOE C. HAMPTON and wife, HAZEL E. HAMPTON, hereinafter referred to as Grantors, have this day bargained and sold, and do hereby transfer and convey unto the said CLARENCE E. PHILLIPS and wife, JENEE PHILLIPS, hereinafter referred to as Grantees, their successors, heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

LAND in Davidson County, Tennessee, being the easterly 42 feet of the northerly 70 feet of Lot No. 39 and the northerly 70 feet of Lot No. 40 on the Plan of the Subdivision of part of Lot No. 16 of the Nichol Property as of record in Plan Book 2, page 49, Chancery Court, Nashville.

SAID part of Lots Nos. 39 and 40 fronts 70 feet on the westerly side of 23rd Avenue North formerly Bosley Avenue and runs back between parallel lines with the southerly margin of an alley, 92 feet to a dead line.

BEING the same property conveyed to Joe C. Hampton and wife, Hazel E. Hampton, by deed from H. B. Frank and wife, Mary Elizabeth Frank, of record in Book 3829, page 434, Register's Office for Davidson County, Tennessee.

This is improved property, known as: 2005 23rd Avenue, North
Nashville, Tennessee 37208

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said GRANTEES, their successors, heirs and assigns forever. We covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except as of record. We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said GRANTEES, their successors, heirs and assigns, against the lawful claims of all persons.

WITNESS our hands this 18 day of May, 1989, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

X Joe C. Hampton
JOE C. HAMPTON

X Hazel E. Hampton
HAZEL E. HAMPTON

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $35,000.00.

x Anne F. Wilkes Renee Phillips
AFFIANT

Subscribed and sworn to before me, this 24th day of May, 1989.

Kathy E Brown
NOTARY PUBLIC

My Commission Expires: 9-9-89

36274

MAY 26 9 47 AM '89

0125 05/26 0101 03CHECK 122.00

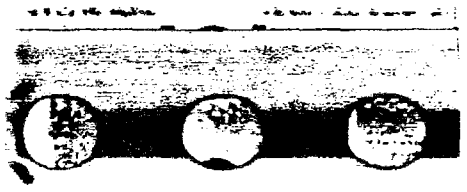
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

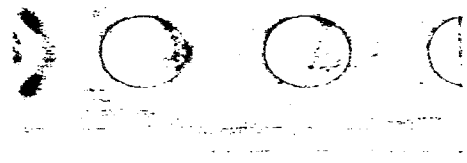
Before me, the undersigned, a Notary Public in and for said county and state, personally appeared JOE C. HAMPTON and wife, HAZEL E. HAMPTON, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

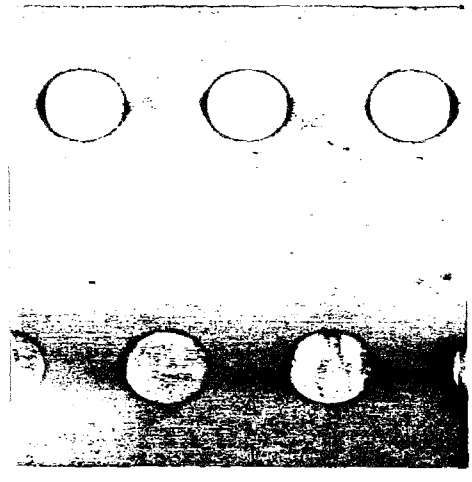
Witness my hand and seal at office in Nashville, Tn., Tennessee, this 18 day of May, 1989.

Dorothy A. Whitmore
NOTARY PUBLIC

My Commission Expires: 1-23-93







OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7850 PAGE 275

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 35000.00
				CON TX 115.50
				PRFEE 0.50
				WDEED 6.00
				TOTAL 122.00
				CHECK 122.00
05/26/89	01			09:36 0001 0125

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

3627.4

TRANSFER REF

MAY 26 9 47 AM '89

No. 213497