ADDRESS NEW OWNER:
Mark W. Teague
628 Harpeth Parkway East
Nashville, TN 37221

MORTGAGEE:
SAME

MAP-PARCEL NUMBERS:
MAP 142-15
PARCEL 36
9D29008

WARRANTY DEED BOOK 7853 PAGE 9

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, Paul Wendell Phillips and wife, Mary Ann Phillips

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto Mark W. Teague and wife, Melisa G. Teague

hereinafter called the Grantee, Grantee's 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. 116 on the plan of Section 1, Harpeth Valley Park, of record in Book 3600, pages 93 and 94, Register's Office for said County.

SAID Lot No. 116, which is a corner lot, fronts 120.1 feet on the southerly margin of Harpeth Bend Drive and fronts 144.7 feet on the easterly margin of Harpeth Parkway East, said frontages being joined by a curve having a length of 39.06 feet, and extends back 134.1 feet on the southerly line and 135.0 feet on the easterly line to a point of intersection.

BEING the same property conveyed to Paul Wendell Phillips and wife, Mary Ann Phillips by deed from Hudson and DFriver Construction Company, Inc. of record in Book 3919, page 817, Register's Office for Davidson County, Tennessee.

The property herein conveyed is subject to restrictive covenants of record in Book 3857, page 858 and Book 3866, page 656, said Register's Office, and to the matters set forth in the above referenced plan of record.

1238 05/31 0101 03CHECK 364.88

This is (an) XXX improved property, known as 628 Harpeth Parkway East, Nashville, TN 37221.

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, Grantee's heirs or assigns, forever; and Grantor covenants with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever. (As to a corporate or partnership party, the reference to "heirs" shall be deemed to read "successors".)

Witness the execution hereof this 30th day of May, 19 89.

Mary Ann Phillips

Paul Wendell Phillips

STATE OF TENNESSEE
COUNTY OF Davidson

On this 30th day of May, 19 89, before me personally appeared Paul Wendell Phillips and wife, Mary Ann Phillips, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged that he executed the same as their free act and deed.

NOTARY PUBLIC AT LARGE

Before me, the uncersignec of the State and _____, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged ____self to be the President (or other officer authorized to execute the instrument) of the _____ _____, the within named bargainor, a corporation, and that he as such _____, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by ____self as _____. Witness my hand and official seal, at office in _____, Tennessee, this _____ day of _____, 19___.

My Commission Expires:_____

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $ 108,650.00.

Mark Teague
Affiant

Subscribed and sworn to before me, this the 30th day of May, 1989.

My Commission Expires: Oct 9, 1991

Christy Wilkins Ivey
Notary Public

MAY 31 1 12 PM '89

37134

WARRANTY DEED

from:
Paul Wendell Phillips and wife,
Mary Ann Phillips

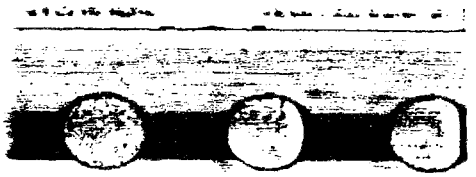
to:
rk W. Teague and wife, Melisa G.
ague

WILKINS & IVEY
Attorneys at Law
2405 Crestmoor Road
P.O. Box 150157
Nashville, Tennessee 37215-0157

TN 28399

OFFICIAL RECEIPT

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



RECEIVED OF _____

FOR _____

BOOK 7853 PAGE 11

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

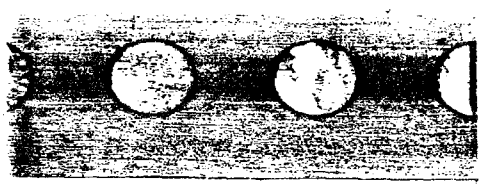




CAMT	108650.00
CON TX	358.38
PRFEE	0.50
MDEED	6.00
TOTAL	364.88
CHECK	364.88

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

05/31/89 01 13:44 0001 1238



37154

IDENTIFICATION

MAY 31 1 43 PM '89

FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY

No. 214598