THIS INSTRUMENT PREPARED BY: **WILKINS & IVEY**, Attorneys
2405 Crestmoor Road, Nashville, Tennessee 37215-0157

ADDRESS NEW OWNER:
David J. Malone, Jr.
4012 Newman Place
Nashville, TN 37204

MORTGAGEE:
SAME

MAP-PARCEL NUMBERS:
MAP 132-02
PARCEL 71
OH-06190

BOOK 7854 PAGE 96

WARRANTY DEED

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, J. D. Phillips and wife, Bettie Phillips

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto David J. Malone, Jr. and wife, Patricia B. Malone

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. 2 on the plan of Resubdivision C. L. Turner Property 2nd Revision, of record in Book 6200, page 688, Register's Office for said County.

SAID Lot No. 2 fronts 250.00 feet on the southerly margin of Newman Place and a private road and extends back 258.31 feet on the easterly line and 268.33 feet on the westerly line to a dead line in the rear, measuring 289.97 feet thereon.

Being the same property conveyed to J. D. Phillips and wife, Bettie Phillips by deed from John Marcell Davis and wife, Judith M. Davis of record in Book 4956, page 41, Register's Office for Davidson County, Tennessee.

The property herein conveyed is subject to restrictive covenants of record in Book 1218, page 390, said Register's Office, and to the matters set forth in the above referenced plan of record.

3741 JUN 1 10 52 AM '89

This is (~~un~~)improved property, known as 4012 Newman Place, Nashville, TN 37204.

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 31st day of May, 1989.

Bettie Phillips

J. D. Phillips

STATE OF TENNESSEE
COUNTY OF Davidson

On this 31st day of May, 1989, before me personally appeared J. D. Phillips and wife, Bettie 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 they executed the same as their free act and deed.

My Commission Expires: 9-26-92

Notary Public

STATE OF TENNESSEE
COUNTY OF _____

Before me, the undersigned, 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 ____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

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STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $ 425,000.00.

_____
Affiant

Subscribed and sworn to before me, this the 31st day of May, 1990.

My Commission Expires: 9-26-92

_____
Notary Public

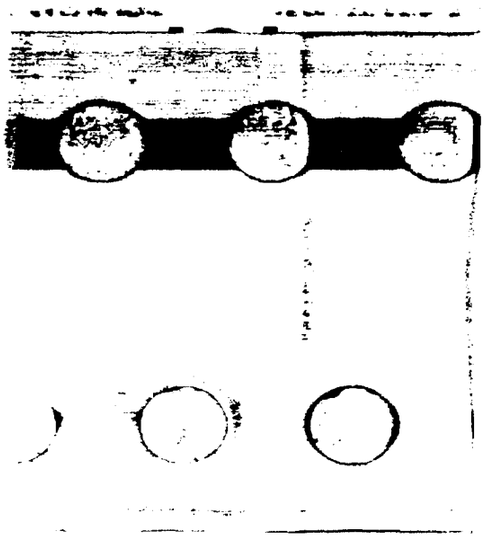
WARRANTY DEED

from:
J. D. Phillips and wife, Rettie Phillips

to:
David J. Malone, Jr. and wife, Patricia B. Malone

1409 00/01 02CHECK T070 T0/90 6090

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



OFFICIAL RECEIPT

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

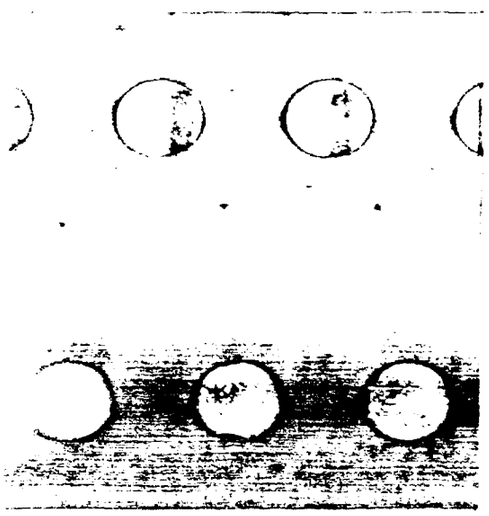
RECEIVED OF _____

FOR _____

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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
425000.00
CON TX 1402.50
RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 0.50
WDEED 6.00
TOTAL 1409.00
CHECK 1409.00
06/01/89 01 10:56 0001 0607

37476

JUN 1 10 52 AM '89

No. 214989