THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 107,000.00

Timothy E Walker
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th DAY OF June, 19 89

Notary Public

MY COMMISSION EXPIRES: My Commission Expires July 8, 1991
(AFFIX SEAL)

Mail

THIS INSTRUMENT WAS PREPARED BY
William T. Hill, Attorney, 211 Third Ave. N., Nashville, TN 32719
NAME ADDRESS

NAME & ADDRESS OF PROPERTY OWNER	NAME & ADDRESS OF PERSON OR ENTITY RESPONSIBLE FOR PAYMENT OF REAL PROPERTY TAXES	MAP-PARCEL NUMBERS
Clyde M. Phillips, et ux (NAME)	Lomas Mortgage (NAME)	147-5-246.00
339 Timberdale Ct. (STREET ADDRESS OR ROUTE NUMBER)	P.O. Box 660720 (STREET ADDRESS)	
Nashville, TN 37211 (CITY) (STATE) (P.O. ZIP)	Dallas, TX 75266 (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, Timothy E. Walker, et ux Margie S. Walker

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Clyde M. Phillips, et ux Juliet T. Phillips

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:

BEING Lot No. 108 on the Plan of Section II, Caldwell Country Estates, as of record in Book 2663, Page 128.

Said Lot No. 108 fronts 135 feet on the south side of Timberdale Court and runs back 243 feet on the west line and 282 feet on the east line, to a dead line which is a broken line on which it measures 112 feet.

This conveyance is made subject to restrictions of record in Book 2907, Page 93, as amended in Book 2921, Page 87.

BEING the same property conveyed Timothy E. Walker by deed from Anita C. Roark, unmarried of record in Book 5781, Page 141, Register's Office for Davidson County, Tennessee.

unimproved ( ) This is improved (X) property, known as 339 Timberdale Ct., Nashville, TN 37211
(House Number) (Street) (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 hand s this 8th day of June, 19 89

Timothy E Walker

Margie S. Walker

Davidson County

Personally appeared before me, Melinda S. Chumbley, a Notary Public in and for said County and State, the within named Timothy E. Walker, et ux Margie S. Walker

the 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 purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 8th day of June 19 89.

Commission Expires My Commission Expires May 8, 1991

Melinda S. Chumbley
Notary Public

NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE
Davidson County

Before me, _____ a Notary Public in and for 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 the _____ of the _____ a corporation, and that he as such _____, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as _____.

Witness my hand and official seal at _____, _____, this _____ day of _____, 19____.

_____ Notary Public

Commission Expires _____

WARRANTY DEED

FROM

Timothy E. Walker, et ux

TO

Clyde Phillips, et ux

ATTORNEYS TITLE A Minnesota Title Company

SUITE 175 — 222 THIRD AVENUE NORTH
NASHVILLE, TENN. 37201
TELEPHONE 244-2101

40067

IDENTIFICATION

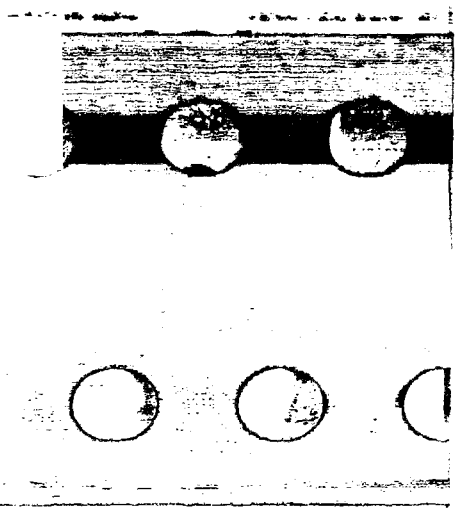
JUN 9 3 25 PM '89

PEGGY Z. WILSON RT. REGISTER
DAVIDSON COUNTY, TN

3695 06/09 0101 CHECK 359.

OFFICIAL RECEIPT

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



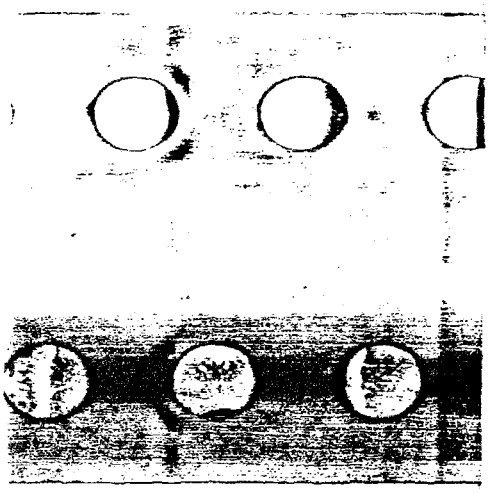
RECEIVED OF _____

FOR _____

BOOK 7861 PAGE 865

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TAX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MQ TAX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL



CAMT

107000.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

CON TX	353.10
PRFEE	0.50
WDEED	6.00
TOTAL	359.60
CHECK	359.60

06/09/89 01 15:26 0001 3695

40067

IDENTIFICATION REFERENCE

Jun 9 3 25 PM '89

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 218039