COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $375,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th DAY OF June, 19 89

Notary Public

MY COMMISSION EXPIRES: Nov. 19 1991

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Denney, Lackey & Chernau, P. O. Box 3429, Nashville, Tennessee 37219-0429
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Duane E. Harrison (NAME)	Fidelity Federal Savings & Loan (NAME)	26-16-58
2340 Spring Branch Drive (STREET ADDRESS OR ROUTE NUMBER)	401 Union Street (STREET ADDRESS)	26-16-59
Madison, Tennessee 37218 (CITY) (STATE) (P. O. ZIP)	Nashville, Tennessee 37219 (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, E. R. Phillips and wife, Louise T. Phillips

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Duane E. Harrison and wife, Donna L. Harrison

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:

SEE ATTACHED EXHIBIT "A"

6563 06/20 0101 03CHECK 1247.00

42428

JUN 20 9 34 AM '89

This is (X) unimproved ( ) improved property, known as 2340 Spring Branch Drive, Madison, Tennessee
(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 16th day of June, 19 89

E. R. Phillips

Louise T. Phillips

Davidson County }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named E. R. Phillips and wife, Louise T. Phillips

the bargainors, 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 16th day of June, 1989.

Commission Expires Nov. 10, 1991

Notary Public

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___.

Commission Expires _____ Notary Public

WARRANTY DEED

FROM

E. R. Phillips and wife, Louise T. Phillips

TO

Duane E. Harrison and wife, Donna L. Harrison

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

Tract I; A Tract of land lying in the 10th Civil District of Davidson County, Tennessee, BEING a portion of 106, more or less, acre tract as of record in Book 2300, page 87, Register's Office for Davidson County, Tennessee, described as follows:

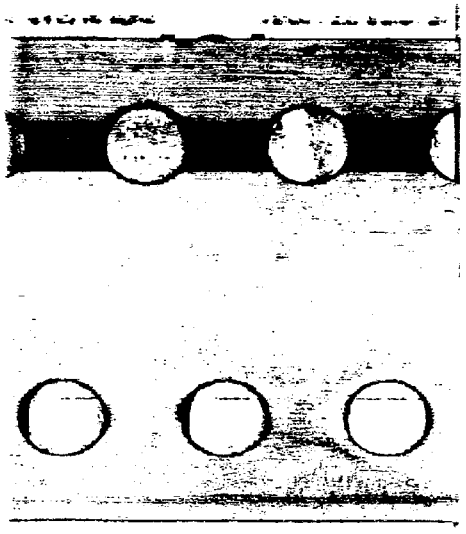
BEGINNING at an iron pin on the westerly margin of the proposed extension of Spring Branch Road, said point lying along a curve having a radius of 625.00 feet, 117.70 feet north of an existing concrete monument, said monument being the northeast corner of Lot No. 17 on the Plan of North Hill Estates as of record in Book 3842, page 77, Register's Office for Davidson County, Tennessee; thence leaving said westerly margin north 63° 25' 33" west 666.92 feet to an existing concrete monument, said monument further described as being in the rear of Lot No. 8 on the Plan of North Hill Estates, as of record in Book 3300, page 18, Register's Office for Davidson County, Tennessee; thence north 45° 21' east 2.00 feet to an iron pin in Bryant's northerly line; thence along D.B. Bryant's northerly line north 53° 27' 55" west 145.30 feet to an iron pin; thence north 36° 22' east 128.60 feet to an iron pin; thence north 68° 48' 40" east 321.09 feet to an iron pin; thence south 77° 12' east 200.00 feet to an iron pin; thence south 44° 54' 30" east 465.00 feet to an iron pin in the westerly margin of the proposed extension of Spring Branch Road; thence along said margin south 45° 05' 30" west 98.00 feet to a point at the beginning of a curve having a radius of 625.00 feet; thence along said curve in a southerly direction 202.00 feet to the point of beginning. Said tract containing 6.62 acres, more or less.

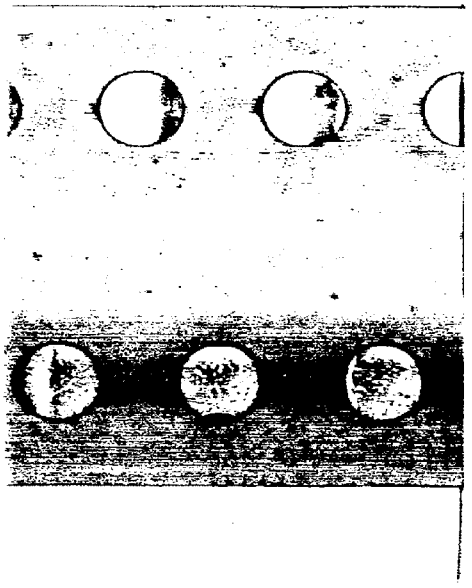
Being the same property conveyed to E. R. Phillips by deed from Gladys Phillips conveying her undivided interest by deed of record in Book 4131, page 981, Register's Office for Davidson County, Tennessee, and by deed to Louise T. Phillips of record in Book 4902, page 99, said Register's Office creating a tenancy by the entirety.

TRACT II: BEING a 0.89, more or less, acre tract of land lying in the 10th Civil District of Davidson County, Tennessee. Said tract further described as being a portion of the Charles and E. R. Phillips property as of record in Book 2300, page 87, Register's Office for Davidson County, Tennessee, described as follows:

BEGINNING at a point lying on the northwesterly margin of Spring Branch Drive, said point further described as being the southeast corner of Lot 17 of North Hill Estates, as of record in Book 3842, page 77, Register's Office for Davidson County, Tennessee; thence leaving said margin of said Spring Branch Drive and running with the northeasterly line of Reserved Parcel "A" of the said North Hill Estates north 53° 38' west a distance of 741.74 feet to a point; thence leaving said margin of said Reserved Parcel "A" and running with a 6.62 feet more or less, acre tract of land, being the property of E. R. Phillips as of record in Book 4131, page 981, Register's Office for Davidson County, Tennessee, south 63° 25' 33" east a distance of 666.92 feet to a point, said point being on the northwesterly margin of proposed Spring Branch Drive; thence in a southerly direction around a curve having a radius of 625 feet a distance of 117.70 feet to the point of beginning containing 0.89 acres, more or less.

Being the same property conveyed to E. R. Phillips, a one-half undivided interest by deed from G. L. Comer, Trustee, as of record in Book 2300, page 87, and the other one-half undivided interest in Gladys Phillips by deed from Mary Phillips Thompson as of record in Book 2635, page 83, said Register's Office, and by deed from Gladys Phillips, a widow, to E. R. Phillips and wife, Louise T. Phillips of record in Book 4902, page 228, Register's Office for Davidson County, Tennessee.





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

RECEIVED OF _____

FOR _____

BOOK 7868 PAGE 453

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 375000.00
				CON TX 1237.50
				PRFEE 0.50
				WDEED 9.00
				TOTAL 1247.00
				CHECK 1247.00
06/20/89	01			09:37 0001 6563

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

42428

IDENTIFICATION REFERENCE

JUN 20 9 34 AM '89

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TENN.

No. 220872