THIS INSTRUMENT PREPARED BY

George E. Mudter, Jr., Atty.
229 Ward Circle, Suite C-11
Brentwood, Tennessee

BOOK 7884 PAGE 66

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
ED PHILLIPS (NAME)	New Owner (NAME)	Map 146-6
823 Maxwell Court (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Parcel 59
Nashville, TN 37220 (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	FB# OH-25087

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, P & M PROPERTIES, a Tennessee Joint Venture

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO ED PHILLIPS and wife, DONNA PHILLIPS

HEREINAFTER CALLED THE GRANTEES, THEIR SUCCESSORS, 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. 19 on the Plan of Treemont, as of record in Plat Book 6250, pages 895-897, Register's Office for said County, to which plan reference is made for a more complete description.

Being part of the same property conveyed to P & M Properties, a Tennessee Joint Venture, by deed from Treemont Development Corporation of record in Book 6843, Page 307, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to: (1) 1989 Taxes, which have been prorated and assumed by the Grantees; (2) Covenants, Conditions and Restrictions of record in Book 6833, page 594, and Book 6833, page 601; (3) By-Laws of record in Book 6833, page 604 and in Book 6833, page 620; (4) Charter of record in Book 6833, page 617 and Book 6840, page 509; and (5) All matters appearing on the Plan of record in Plat Book 6250, page 895-897, said Register's Office.

47645

IDENTIFICATION

Jul 7 3 12 PM '89

FELIX E. WILKINS REGISTER
DAVID

3226 07/07 0101 03CHECK 284.20

unimproved (XX)
This is improved ( ) property, known as 823 Maxwell Court, Nashville, Tennessee 37220

TO HAVE AND TO HOLD the said tract or parcel of land, with the apurtenances, estate, title and interest thereto belonging to the said GRANTEES, their successors, 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, successors, assigns and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their successors, 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.

In witness whereof, the GRANTORS have hereunto set their hands (if a corporation, has caused its name to be signed hereto by its duly authorized officer) on this 5th day of July, 1989

P & M PROPERTIES, a Tennessee Joint Venture
By: James M. Powers, Jr. by Thomas W. Molteni
JAMES M. POWERS, JR. THOMAS W. MOLTENI
By: Thomas W. Molteni, Attorney-in-Fact
for James M. Powers, Jr. by Power

STATE OF TENNESSEE

BOOK

COUNTY OF _____

Personally appeared before me, the undersigned, a Notary Public in and for said County and State. _____

with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained.

Witness my hand at office, this _____ day of _____, 19 _____.

My commission expires _____ Notary Public _____

STATE OF Tennessee

COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State. _____

THOMAS W. MOLTENI

with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is ~~xxxx~~ a Joint Venturer of P & M PROPERTIES the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand at Office, this 5th day of July, 19 89

My commission expires 3/27/93 Notary Public _____

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, THOMAS W. MOLTENI, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Attorney-in-Fact of JAMES M. POWERS, JR., the maker, and is authorized by the maker to execute this instrument on behalf of the maker.

Witness my hand, at Office, this 5th day of July, 1989.

My commission expires: 3/27/93

Notary Public

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 84,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th DAY OF July 19 89

MY COMMISSION EXPIRES: 3/27/93

(AFFIX SEAL)

Notary Public

WARRANTY DEED

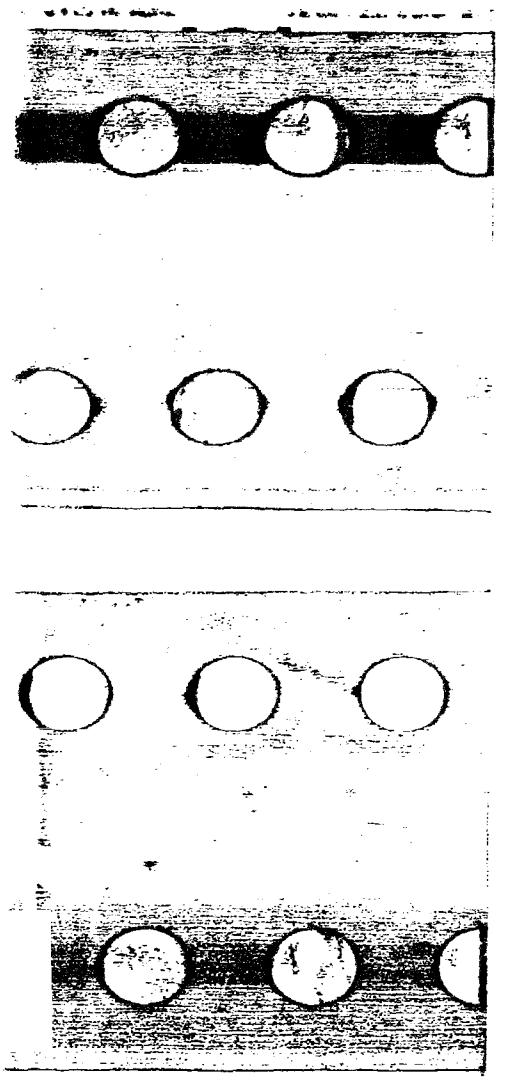
FROM

P & M PROPERTIES, a Tennessee Joint Venture

TO

PHILLIPS and wife, DONNA PHILLIPS

PLEASE RETURN TO:
TITLE BOX 38
First Title & Escrow Company, Inc.
Suite 11C The Paddock
229 Ward Circle
P.O. Box 926
BRENTWOOD, TENNESSEE 37024-0926



OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7884 PAGE 68

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 84000.00
				CON TX 277.20
				PRFEE 1.00
				WDEED 6.00
				TOTAL 284.20
				CHECK 284.20
07/07/89	01			15:15 0001 3226

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

47645

IDENTIFICATION REFERENCE

JUL 7 3 12 PM '89

FELIX Z WILSON II REGISTER
DAVIDSON COUNTY TENN

No. 226935