THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $25,000.00

Larry Thomas Scalf
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th DAY OF July, 1989

Notary Public

MY COMMISSION EXPIRES: 2-13-91

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
PATRICIA SPICER CARDEN, ATTORNEY
101 Westpark Drive, Suite 350, Brentwood, TN 37027

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO /and Mortgagee is:	MAP-PARCEL NUMBERS
Larry Thomas Scalf (NAME)	Same/Jack L. Phillips (NAME)	27W 22010
1030 West Sharpe Avenue (STREET ADDRESS OR ROUTE NUMBER)	806 Powers Ave (STREET ADDRESS)	083-01-0-147.00
Nashville, TN 37206 (CITY) (STATE) (P. O. ZIP)	Nashville Tenn 37206 (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, Jack Phillips, unmarried 89.50

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Larry Thomas Scalf

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:

Land in Davidson County, Tennessee, being the westerly 50 feet of Lot No. 13 on the plan of W. H. Hyronemus' Plan, of record in Book 161, page 174, Register's Office for said County.

Said part of Lot No. 13 fronts 50 feet on the southerly margin of Sharpe Avenue, also known as West Sharpe Avenue, and extends back between parallel lines 168 feet to an alley.

Being the same property conveyed to Oma Dell Phillips by deed from Grace Nunley Hurt of record in Book 3804, page 598, Register's Office for Davidson County, Tennessee. Oma Dell Phillips, a widow died February 4, 1983, survived by Roy Phillips, Frances Phillips Young, Willard Phillips, Donald Phillips, Betty Phillips Ervin, Gene Phillips, Herbert Phillips, Joe Phillips and Jack Phillips as her sole heirs and next of kin, all being children of Oma Dell Phillips. Jack Phillips, Attorney-in-Fact for Oma Dell Phillips conveyed his interest to Jack Phillips of record in Book 5994, page 990, said Register's Office. Frances Phillips Young and Willard Phillips having conveyed their interest to Jack Phillips of record in Book 6310, page 791, said Register's Office. Roy Phillips having conveyed his interest to Jack Phillips of record in Book 6310, page 793, said Register's Office. Donald Phillips, Betty Phillips Ervin, Gene Phillips, Herbert Phillips and Joe Phillips having conveyed their interest to Jack Phillips of record in Book 6310, page 795, said Register's Office.

This conveyance is subject to the matters set forth in the above referenced plan of record.

This is unimproved ( ) improved (X) property, known as 1030 W. Sharpe Avenue (House Number) (Street) Nashville, TN (P. O. Address) (City or Town) 37206 (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 my hand this 17th day of July, 1989

Jack Phillips
Jack Phillips

INDIVIDUAL ACKNOWLEDGEMENT

State of Tenneesee

County of WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public of said county, Jack Phillips, unmarried

the within named bargainor(s), with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purpose therein contained.

WITNESS my hand, at office, this 17th day of July, 19 89

NOTARY PUBLIC

My commission expires:

2-13-91

CORPORATE ACKNOWLEDGEMENT

State of _____

County of _____

Before me, _____ 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 himself to be President (or other officer authorized to execute the instrument) of the _____, the within named bargainor, a corporation, and that he as such _____, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as _____.

WITNESS my hand and seal, at office in _____, this _____ day of _____, 19____.

NOTARY PUBLIC

My commission expires:

FELIX Z. MILLS, REGISTER
DAVIDSON COUNTY, TN
Jul 19 3 54 PM '89

IDENTIFICATION REFERENCE

505 pg.

WARRANTY DEED

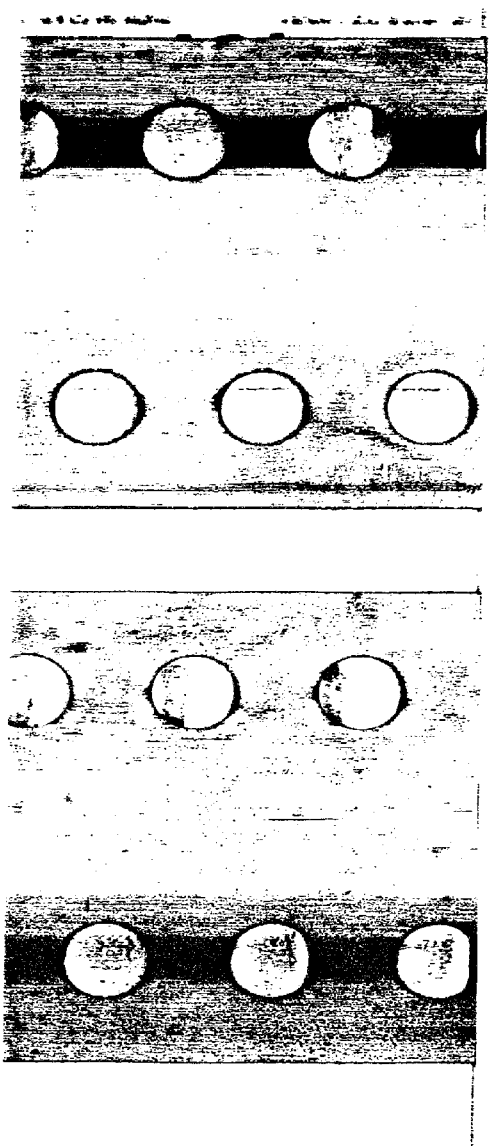
FROM

Jack Phillips, unmarried

TO

Larry Thomas Scalf

PATRICIA SPICER CARDEN
Attorney at Law
101 Westpark Drive, Suite 350
Brentwood, Tennessee 37027



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

RECEIVED OF _____

FOR _____

BOOK 7892 PAGE 877

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 25000.00
				CON TX 82.50
				PRFEE 1.00
				WDEED 6.00
				TOTAL 89.50
				CHECK 89.50
			07/19/89 01	15:59 0001 6795

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

50556

IDENTIFICATION REFERENCE

JUL 19 3 54 PM '89

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 230448