STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $67,000.00

Mark Lynn Phillips
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF August, 89

Lee E. Cranford
Notary Public

MY COMMISSION EXPIRES: November 21, 1992
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Lee E. Cranford, Attorney P. O. Box 150349, Nashville, Tennessee 37215
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Mark Lynn Phillips (NAME)	SunTrust Mortgage, Inc. (NAME)	Map 133-6
3608 Sabre Drive (STREET ADDRESS OR ROUTE NUMBER)	P.O. Box 4333 (STREET ADDRESS)	Parcel 127
Nashville, TN 37211 (CITY) (STATE) (P. O. ZIP)	Atlanta, GA 30302 (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, Sue J. Carroll and Ruth E. Teague and Rebecca L. Teague, Heirs At Law of Wilma Eugenia Barclay Teague

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Mark Lynn Phillips and wife, Amy Elizabeth 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:

Land in Davidson County, Tennessee, being Lot No. 11 on the Plan of Patterson Gardens, as of record in Book 2083, page 114, Register's Office for said County.to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Wilma Eugenia Barclay Teague, by Divorce Decree of record in Book 4861, page 609, Register's Office for Davidson County, Tennessee. The said Wilma Eugenia Barclay Teague having since died.

Wilma Eugenia Barclay Teague being one and the same person as Billy B. Teague.

The real property herein described is not the residence of the grantors or their spouses.

6301 3

IDENTIFICATION REFERENCE

SEP 1 1 32 PM '89

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

This is unimproved ( ) improved (XX) property, known as 3608 Sabre Drive, 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 their hands this 30th day of August, 19 89

Sue J. Carroll

Sue J. Carroll

Ruth E. Teague by Sue J. Carroll attorney in fact

Ruth E. Teague

Rebecca L. Teague

Rebecca L. Teague

STATE OF TENNESSEE
Davidson County

BOOK 7929 PAGE 378

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Sue J. Carroll and Rebecca L. Teague, Heirs at Law of Wilma Eugenia Barclay Teague

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 30th day of August 19 89

Commission expires November 21, 1992

Notary Public

STATE OF TENNESSEE
Davidson County

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon (their several oaths) acknowledged (themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he) as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said _____ as such, _____, and attesting the same by the said _____ as such _____.

(his oath) (himself) (they)

Witness my hand and official seal at office at _____ on this the _____ day of _____, 19___.

1053 09/01 9101 03CHECK 228.10

My commission expires _____

Notary Public

WARRANTY DEED

FROM

Sue J. Carroll and Ruth E. Teague and Rebecca L. Teague, Heirs At Law

TO

Mark Lynn Phillips and wife, Amy Elizabeth Phillips

Compliments of
Chicago Title Insurance Company
First Floor — First American Center
Phone 255-4631
NASHVILLE, TENNESSEE 37208

STATE OF TENNESSEE
COUNTY OF DAVIDSON

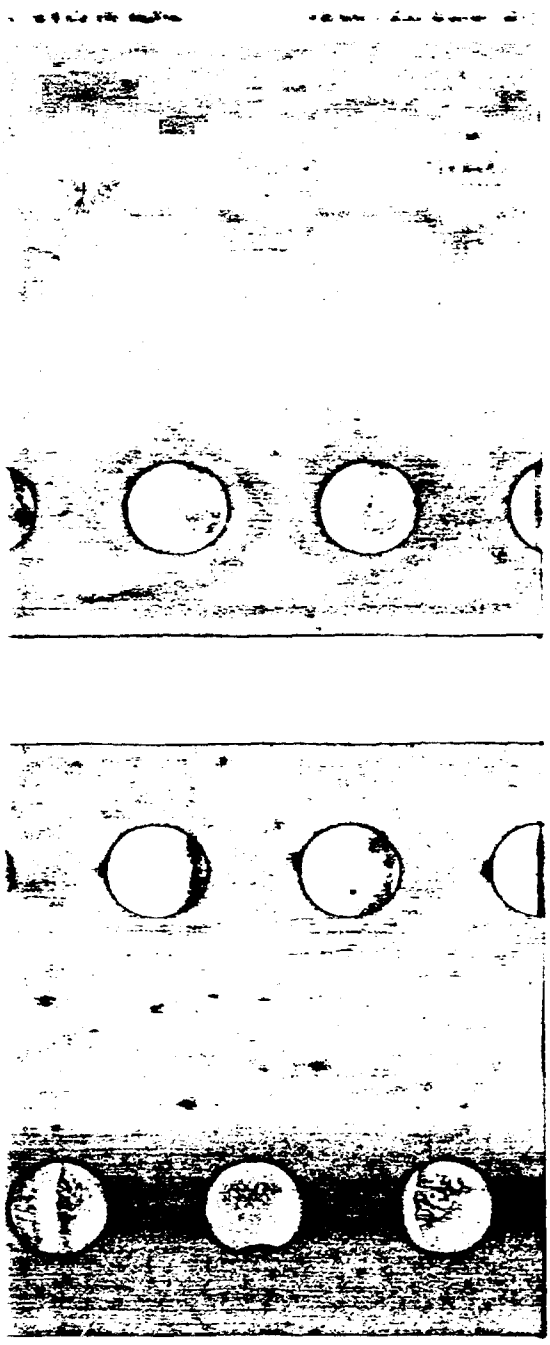
On this 30th day of August, 1989, before me personally appeared Sue J. Carroll, to me known to be the person (or proved to me on the basis of satisfactory evidence) who executed the foregoing instrument in behalf of Ruth E. Teague, and acknowledged that she executed the same as the free act and deed of the said Ruth E. Teague.

NOTARY PUBLIC

My Commission Expires:

November 21, 1992

NOTARY PUBLIC



OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7929 PAGE 379

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 67000.00
CON TX 221.10
PRFEE 1.00
WDEED 6.00
TOTAL 228.10
CHECK 228.10

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

09/01/89 01 13:33 0001 1058

6301.3

IDENTIFICATION REFERENCE

SEP 1 1 32 PM '89

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 245090