BOOK 7945 PAGE 706

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 13,417.45

Douglas Bain
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st DAY OF September, 1989.

Notary Public

MY COMMISSION EXPIRES: May 28, 1991

THIS INSTRUMENT WAS PREPARED BY
J. Blake Freeman, Attorney at Law, 50 Century Blvd., #120, Nashville, TN 37214
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Douglas Bain (NAME)	BancBoston Mortgage Corporation (NAME)	20W-14510
1204 Rugby Drive (STREET ADDRESS OR ROUTE NUMBER)	P. O. Box 44090 (STREET ADDRESS)	MAP 71-15
Nashville, TN 37207 (CITY) (STATE) (P. O. ZIP)	Jacksonville, FL 32231 (CITY) (STATE) (ZIP)	PARCEL 323

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, Duane A. Phillips and Pamela M. Spencer

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Douglas Bain

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. 125 on the Plan of Sharpe and Horn's Second Subdivision of the Lindsley Property in Northeast Nashville, as of record in Book 161, page 53, Register's Office for Davidson County, Tennessee.

Said Lot No. 125 fronts 50 feet on the westerly side of North 2nd Street and runs back between parallel lines, 145 feet to an alley.

BEING the same property conveyed to Duane A. Phillips and wife, Pamela M. Phillips by deed from Marshall Ray Moran and wife, Doris H. Moran of record in Book 5139, page 398, Register's Office for Davidson County, Tennessee. The said Pamela M. Phillips now being Pamela M. Spencer.

THIS conveyance is subject to any and all existing easements and restrictions of record.

IT IS UNDERSTOOD AND AGREED that as part of the consideration of this transfer is the assumption of a certain deed of trust filed of record in Book 5139, page 400, Register's Office for Davidson County, Tennessee, which the grantee herein hereby assumes and agrees to pay. The escrow account in connection with said loan is hereby transferred to the grantee herein.

8102 09/26 0101 03CHECK 51.22

This is unimproved ( ) improved (X) property, known as 1226 North 2nd Street, Nashville, TN 37207
(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 this 21st day of September, 1989

Duane A. Phillips

Pamela M. Spencer

STATE OF TENNESSEE
County of Davidson

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Duane A. Phillips and Pamela M. Spencer

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 21st day of September 19 89

Commission expires May 8, 1991

Notary Public

STATE OF TENNESSEE

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted (his oath) (himself) and who upon (their several oaths) acknowledged (themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he) (they) 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 _____

* (or proved to me on the basis of satisfactory evidence)

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

My commission expires _____

Notary Public

WARRANTY DEED

FROM

~~Duane A. Phillips and Pamela M.~~ Phillips Spenser

TO

~~Douglas Bain~~

Return to:

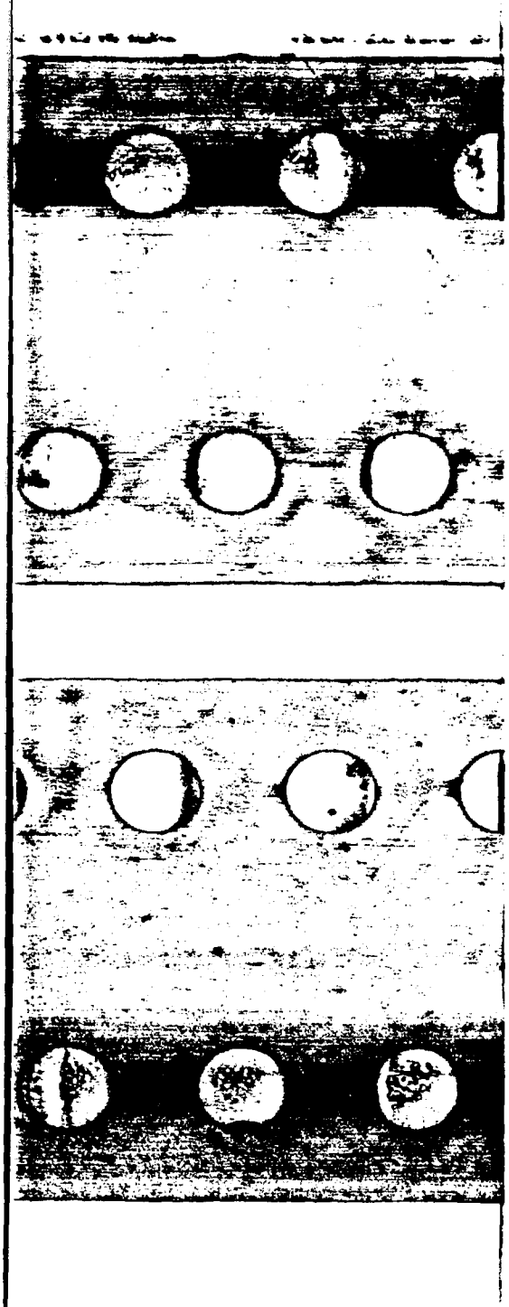
PRIORITY ESCROW SERVICES INC.
50 Century Boulevard
Suite 120
Nashville, TN 37214

6899.

IDENTIFICATION REFERENCE

SEP 26 9 16 AM '89

DAVIDSON COUNTY, TN



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

RECEIVED OF _____

FOR _____

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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 13417.45
CON TX 44.22
PRFEE 1.00
WDEED 6.00
TOTAL 51.22
CHECK 51.22

09/26/89 01 09:16 0001 8102

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

6 8 9 9 8

IDENTIFICATION REFERENCE

SEP 26 9 16 AM '89

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 252055