BOOK 7980 PAGE 161

FORM NO. WD-1

File # 25280

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ $66,500.00

Maurice L Phillips
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th DAY OF October, 1989

Notary Public

MY COMMISSION EXPIRES: 3-11-91
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
SATURN & MAZER, Attorneys, 212 Third Avenue, North, Nashville, Tennessee 37201
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
MAURICE L. PHILLIPS (NAME)	Park Avenue Mortgage Company, Inc. (NAME)	69-10
716 Garrison Drive (STREET ADDRESS OR ROUTE NUMBER)	50 Century Boulevard, Suite 200 (STREET ADDRESS)	311
Nashville, TN 37207 (CITY) (STATE) (P.O. ZIP)	Nashville, Tn 37214 (CITY) (STATE) (ZIP)	13DA 69141

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, K & R PROPERTIES

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO MAURICE L. PHILLIPS and PRISCILLA HOBBS, both unmarried persons AS JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP, MLP PH

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 5, Haynes Manor, Section 9, Phase 1, of record in Book 6900, Page 771, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

BEING part of the same property conveyed to K & R Properties, a partnership composed of Michael S. Kazyski and James K. Roussel, by warranty deed from Charlie Johnson and wife, Maggie T. Jonnson, of record in Book 7678, page 959, Register's Office for Davidson County, Tennessee.

80665

IDENTIF. TREFERENCE

Nov 9 10 08 AM '89

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN.

2773 11/09 0101 03CHECK 226.45

This is unimproved ( ) improved (X) property, known as 716 Garrison Drive, 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 their hand s this 26th day of October, 1989

K & R PROPERTIES

By:

STATE OF TENNESSEE }
Davidson County }

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

the bargainor_____, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that _____executed the within instrument for the purposes therein contained.

Witness my hand and official seal at _____, Tennessee, this _____ day of _____, 19____.

_____Notary Public

Commission Expires_____

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____.

_____Notary Public

Commission Expires_____

WARRANTY DEED

FROM

K & R PROPERTIES

TO

MAURICE L. PHILLIPS

PRISCILLA HOBBS

Saturn & Mazer, Attorneys
Row 1
Box 7

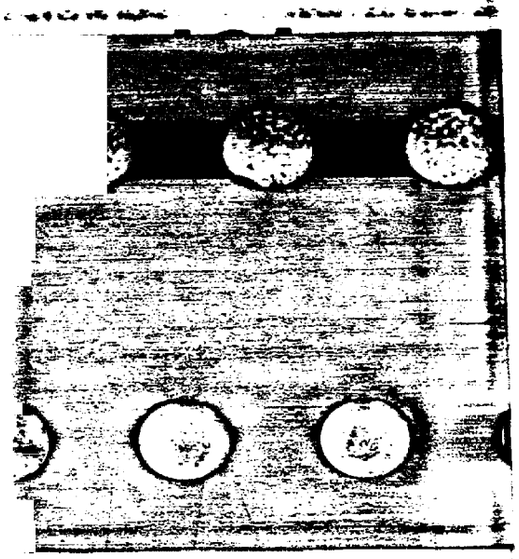
State of Tennessee
County of Davidson

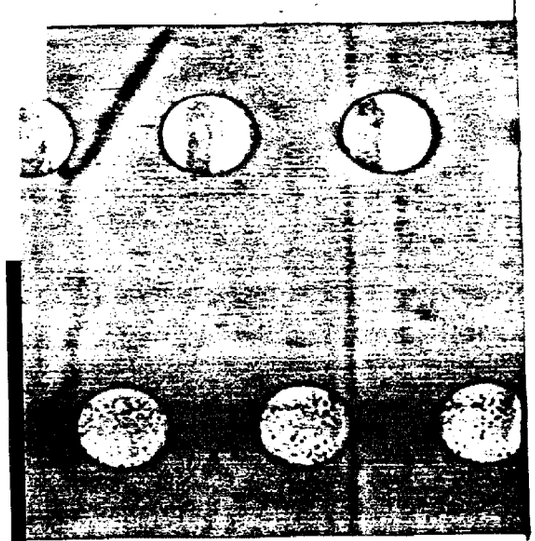
Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Michael S. Kazyski and James K. Roussel with whom I am personally acquainted and who upon oath acknowledged themselves to be the General Partners of K & R PROPERTIES, the within named bargainor and that THEY as such Partners being authorized so to do executed the foregoing instrument for the purposes therein contained by signing the name of the Partnership by the said Michael S. Kazyski and James K. Roussel as such Partners.

Witness my hand and official seal at office at Nashville, Tennessee on this the 26TH day of October, 1989.

My commission expires 3-11-91

Notary Public





OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7980 PAGE 163

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 66500.00
				CON TX 219.45
				PRFEE 1.00
				MDEED 6.00
				TOTAL 226.45
				CHECK 226.45
11/09/89	01			10:08 0001 2773

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

80665

IDENTIF. REFERENCE

Nov 9 10 08 AM '89

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN.

No. 265633