THIS INSTRUMENT PREPARED BY: Mail

BOOK 8018 PAGE 906

WATTS & UNDERWOOD, ATTORNEYS
Suite 150
2000 Richard Jones Road
Nashville, Tennessee 37215

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
DEBORAH E. PHILLIPS	FIRST TENNESSEE BANK	MAP 72-16
(NAME)	(NAME)	
1506 Dugger Drive	P.O. Box 1000 Dept. 47	PARCEL 260
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tennessee 37206	Memphis, Tennessee 38148	15DA 37695
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of SEVENTY THREE THOUSAND AND 00/100---------- *Dollars,*

ALAN R. DYSERT and wife, ELIZABETH DYSERT

have this day bargained and sold, and do hereby transfer and convey unto the said DEBORAH E. PHILLIPS and TONY TALIAFERRO, both unmarried

the Grantees herein, their (successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows

BEING Lot No. 36 on the Map of Dugger Heights, as of record in Book 1424, page 102, Register's Office for Davidson County, Tennessee, to which Plat reference is hereby made for a more complete description.

BEING the same property conveyed to Alan R. Dysert and wife, Elizabeth Dysert by deed from Michael J. Siske and wife, Sherri P. Siske, of record in Book 7243, page 219, Register's Office for Davidson County, Tennessee.

9381 2.

IDENTIFICATION REFERENCE

JAN 4 10 22 AM '90

DAVIDSON COUNTY, TN

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 73,000.00

Subscribed and sworn to before me this the 31st *day of* December *19* 89

My commission expires March 11, 1990 *(Affix Seal)*

Affiant

Notary Public

This conveyance includes (unimproved) *property, known as* 1506 Dugger Drive, Nashville, Tennessee 37206
(House Number) (Street) P.O. Address (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantees their (successors), heirs and assigns forever we covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their (successors), heirs and assigns, against the lawful claims of all persons.

Whenever 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 hands this 31st *day of* December *19* 89 *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Alan R. Dysert by Cynthia S. Evans, Atty in Fact
ALAN R. DYSERT

Elizabeth Dysert by Cynthia S. Evans, Atty in Fact
ELIZABETH DYSERT

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me _____, *a Notary Public in and for said County and State* _____

the within named 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
COUNTY OF DAVIDSON

Before me, _____, *a Notary Public 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* _____ *self to be* _____ *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* _____ *self as* _____

Witness my hand and seal, at office in _____, *this* _____ *day of* _____, *19*____

_____ *Notary Public*

Commission expires _____

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 31st day of December, 1989, before me Mitchell A. Watts, a Notary Public in and for said County and State, personally appeared Cynthia S. Evans, to me known to be the person who executed the foregoing instrument on behalf of Alan R. Dysert and wife, Elizabeth Dysert and acknowledged that she executed the same as the free act and deed fo the said Alan R. Dysert and wife, Elizabeth Dysert, Grantors.

Witness my hand and seal at Nashville, Tennessee, this 31st day of December 1989.

Mitchell A. Watts Notary Public

My commission expires: 3/11/90

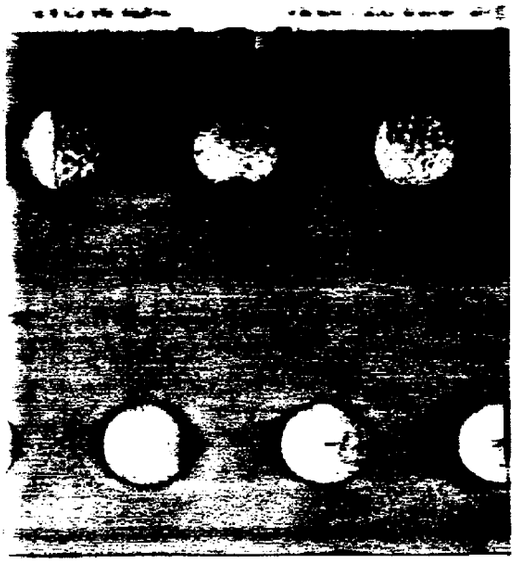
STATE OF TENNESSEE
MITCHELL A. WATTS
NOTARY PUBLIC AT LARGE

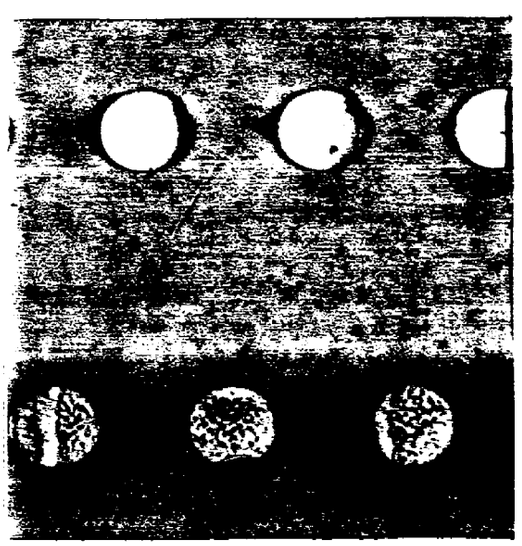
WARRANTY DEED

FROM
ALAN R. DYSERT and wife,
ELIZABETH DYSERT

TO
DEBORAH E. PHILLIPS and TONY TALIAFERRO, both unmarried

0091 01/04 0101 03CHECK 247.90





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 73000.00
				CON TX 240.90
				PRFEE 1.00
				WDEED 6.00
				TOTAL 247.90
				CHECK 247.90
			01/04/90 01	10:23 0001 0091

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

93812.

IDENTIFICATION REFERENCE

JAN 4 10 22 AM '90

FELIX Z. WILSON
DAVIDSON COUNTY, TN

No. 281245