BOOK 6053 PAGE 12

FILE BOX 45

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $52,868.13

John Phillips
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th DAY OF January, 1990

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

RICHARD A. NORTHCUTT - 25 CENTURY BLVD., SUITE 202 - NASHVILLE, TN 37214

NAME ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
John Phillips (NAME)	Meritor Mortgage Corp.-East (NAME)	MAP 173-1
124-6 Vickey Court (STREET ADDRESS OR ROUTE NUMBER)	3001 Market Street-1 West (STREET ADDRESS)	PARCEL 89
Antioch, TN 37013 (CITY) (STATE) (P.O. ZIP)	Philadelphia, PA 19104-2818 (CITY) (STATE) (ZIP)	05DU32353

FOR AND 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, Faye M. Hooper and wife, Frank B. Hooper

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO John Phillips, a married person

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. 68, on the plan of Monte Carlo, Sec. Two-A, of record in Plat Book 4955, Page 45, 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 Faye M. Hooper by deed from Frank B. Hooper and wife, Ruby Faye Hooper, A/K/A Faye M. Hooper, of record in Book 7968, Page 816, Register's Office for said County.

This conveyance is subject to an Easement, of record in Book 4955, page 45, said Register's Office.

This conveyance is subject to Restrictive Covenants of record in Book 5202, Page 261, Register's Office for said County.

This conveyance is subject to a Deed of Trust executed by Frank Hooper and wife, Faye M. Hooper and John W. Phillips and wife, Carol M. Phillips, to Tim N. Taylor, Trustee, for Capitol Mortgage Corporation, dated October 5, 1983, and filed for record in Book 6155, Page 164, Register's Office for said County, with an unpaid principal amount of approximately $ 47,450.67, which the grantees herein hereby assume and agree to pay. The escrow account if any is hereby transferred to the grantees.

This is unimproved ( ) improved (XX) property, known as 124-6 Vickey Court, Antioch, TN 37013 (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 heir 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 covey 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 s this 24th day of January, 1990

Frank B. Hooper

Faye M. Hooper

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STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Faye M. Hooper and wife, Frank B. Hooper

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 24th day of January, 19 91.

Commission expires March 11, 1991

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ with whom I am personally acquainted/and who (or proved to me on the basis of satisfactory evidence) upon his oath/(their several oaths) acknowledged himself/(themselves) to be the _____ and _____ respectively of the within named bargainor, and corporation, and that (he)/(they) as such _____ and _____ being authorized so to do, execute 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 _____.

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

My commission expires _____

Notary Public

WARRANTY DEED

FROM

Faye M. Hooper
Frank B. Hooper

TO

John Phillips

RETURN TO:

METROPOLITAN ESCROW, INC.
25 Century Blvd., Suite 202
Nashville, TN 37214

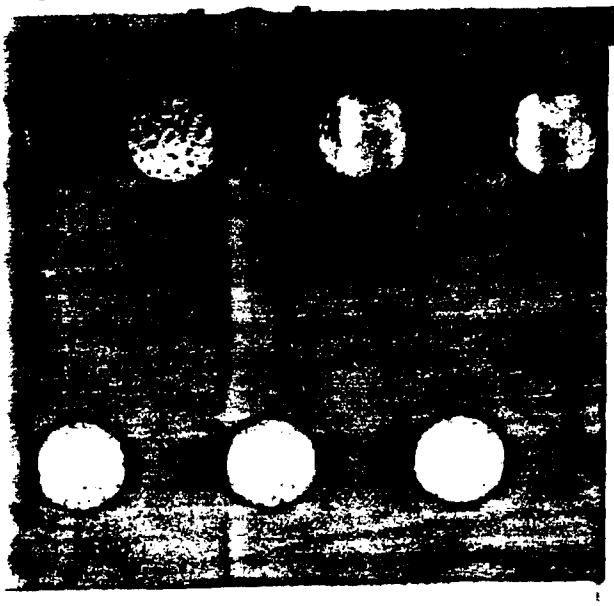
RICHARD A. NORTHCUTT
ATTORNEY-AT-LAW
25 Century Blvd., Suite 202
Nashville, TN 37214

93242

IDENTIF. REFERENCE

JAN 29 11 06 AM '93

s530 01/26 0101 03CHECK 181.57



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

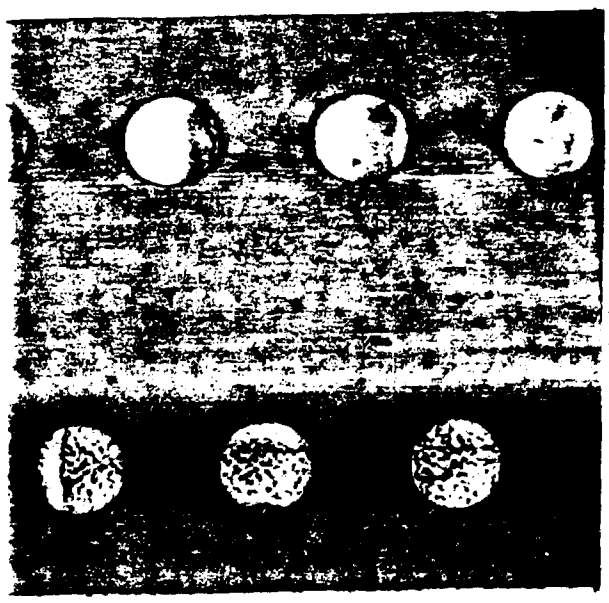
RECEIVED OF _____

FOR _____

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CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID



CAMT 52868.13
CDN TX 174.57
PRFEE 1.00
MTEED 6.00
TOTAL 181.57
CHECK 181.57

01/26/90 01 11:43 0001 6530

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

99242

IDENTIF. REFERENCE

Jan 26 11 46 AM '90

DAVIDSON COUNTY TN.

No. 287099