ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NOS.
Gary B. Phillips et ux.	Independence One Mortgage	Map and Parcel
413 Hampstead S.	ATTN: Tax Department	149-01B-87
Antioch, TN 37013	300 Galleria Officentre	
	P.O. Box 5076	
	Southfield, MI 48086-5076	

This instrument prepared by: Cindy S. Smith, Attorney at Law, 2525 Lebanon Road, Nashville, Tennessee 37214 (Box 27-Bottom)

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN and NO/100 (10.00) DOLLARS cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, We, **Jason C. King and wife, Leann L. King,** (the "Grantors") have bargained and sold, and by these presents do transfer and convey unto **Gary B. Phillips and wife Margaret A. Phillips,** (the "Grantees"), Grantees' successors and assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, being more particularly described as follows to wit:

Land in Davidson County, Tennessee, being Lot No. 252, on the Plan of Piccadilly Square, Phase III, of record in Book 6250, Pages 892, 893, and 894, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to Jason C. King and wife, Leann L. King, by deed from Roussel Construction Co., Inc., of record in Book 7267, Page 289, Register's Office for Davidson County, Tennessee.

This is improved property commonly known as 413 Hampstead South, Antioch, Tennessee 37013.

CONVEYANCE OF SUCH PROPERTY IS MADE EXPRESSLY SUBJECT TO THE FOLLOWING: (1) The Plan of Record in Book 6250, Pages 892-894, said Register's Office and all matters therein; (2) Deed of Trust of record in Book 7267, Page 292, said Register's Office; (3) Declaration of Covenants and Restrictions of record in Book 6236, page 684, said Register's Office; (4) Amendment to Declaration of Covenants and Restrictions of record in Book 6295, Page 506, said Register's Office; (5) Any and all zoning regulations, building restrictions, setback lines, easements of record and rights-of-way for public utilities of record.

It is understood and agreed between the parties that part of the consideration for this conveyance is the assumption by the Grantees of an indebtedness secured by a Deed of Trust of record in Book 7267, Page 292, said Register's office.

STATE OF TENNESSEE
COUNTY OF Davidson
The actual consideration or value, whichever is greater for this transfer is $109,034.63.

Michael E. Morrow
Affiant

Subscribed and sworn to before me this 31st day of January, 1990.

Cindy S. Smith
Notary Public
My Commission Expires 11/12/90

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantees, Grantees' successors and assigns, forever.

And Grantors do covenant with the said Grantees that Grantors are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered except as set forth herein.

And Grantors do further covenant and bind themselves, their representatives and assigns, to warrant and forever defend the title to the Property to the said Grantees, their successors and assigns against the lawful claims of all persons whomsoever.

When necessary for proper construction, the singular shall include the plural, the plural shall include the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, the Grantors have caused this Deed to be executed this 31st day of January, 1990.

Jason C. King

Jason C. King

Leann L. King

Leann L. King

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named Jason C. King and wife, Leann L. King, with whom I am personally acquainted, or who 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 31st day of January, 1990.

Cindy S. Smith

Notary Public
My Commission Expires: 11-10-90

NOTARY PUBLIC AT LARGE

00920

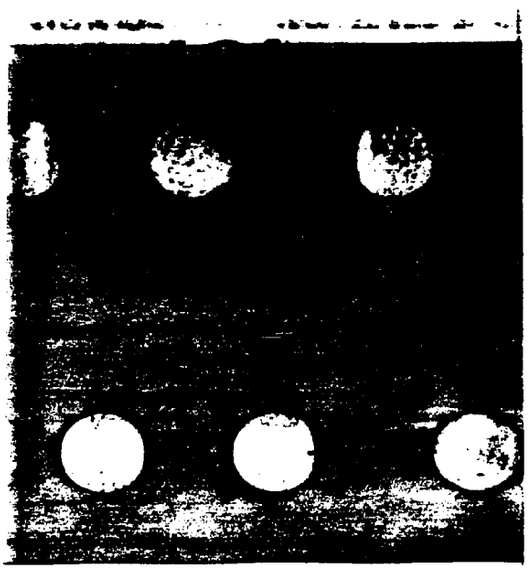
IDENTIF. TREFERENCE

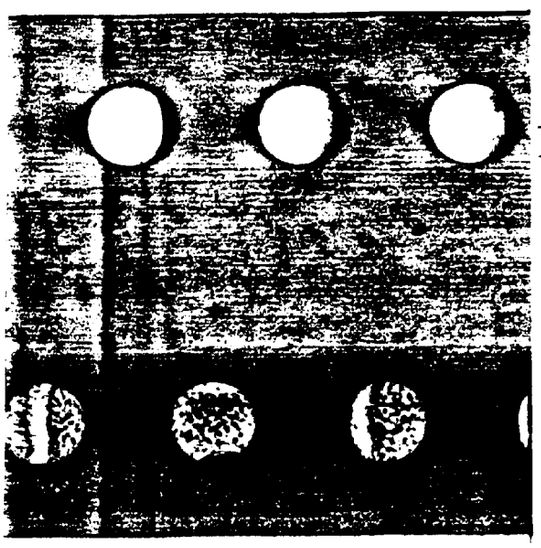
FEB 1 2 18 PM '90

FELIX Z. DOZIER
DAVIDSON COUNTY TN.

9419 02/01 0101 03CHECK

355.70





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

RECEIVED OF _____

FOR _____

BOOK 8037 PAGE 799

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 109034.63
CON TX 359.70
PRFEE 1.00
WDEED 6.00
TOTAL 366.70
CHECK 366.70

02/01/90 01 14:15 0001 9419

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

00920

IDENTIF. REFERENCE

FEB 1 2 18 PM '90

FELIX Z. WILSON REGISTER
DAVIDSON COUNTY TN.

No. 289459