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FORM NO. WD-1

6372

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 100,000.00

Linda K. Stere
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 27th DAY OF April 19 90

Notary Public

MY COMMISSION EXPIRES 7-28-93

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Denney, Lackey & Chernau, 424 Church Street, Nashville, Tennessee 37219-0429
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Linda K. Stere (NAME)	Fidelity Federal Savings & Loan (NAME)	117-4-216
1819 Wildwood Avenue (STREET ADDRESS OR ROUTE NUMBER)	401 Union Street (STREET ADDRESS)	16DA-00205
Nashville, Tennessee 37212 (CITY) (STATE) (P. O. ZIP)	Nashville, Tennessee 37219 (CITY) (STATE) (ZIP)	

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, Eleanor Phillips, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Linda K. Stere and Jacqueline R. Bean, as joint tenants with right of survivorship and not as tenants in common

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 part of Lot No. 1 on the Map of the A.B. Montgomery Plan of Lots, of record in Plan Book 1, page 22, of the Chancery Court at Nashville, and described as follows:

BEGINNING at a poin at the southeast intersection of Wildwood Avenue and Battery Place; thence with the margin of Wildwood Avenue, easterly 145 feet to a point; thence southerly 160 feet more or less to a point in the north line of a 5-foot strip reserved for a pipe line; thence with the margin of said strip westerly 145 feet to the easterly margin of Battery Place; thence with the margin of the same northerly 160 feet to the beginning.

Being the same property conveyed to Dayton Phillips and wife, Eleanor Phillips by deed from Jeff D. Blake and wife, Josephine W. Blake as of record in Book 1641, page 563, said Register's Office. The said Dayton Phillips having since died and the property is vested in Eleanor Phillips as surviving tenant by the entirety.

This conveyance is made subject to the following:
The Plan of record in Book 1, page 22, said Register's Office, shows an Owner's Certificate, no certain easements or setback lines.

A 5 foot reserved strip for pipeline lying adjacent to and south of the southerly lot line.

This is unimproved ( ) improved (X) property, known as 1819 Wildwood Avenue, Nashville, Tennessee 37212
(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 her hand this 27th day of April, 19 90

Eleanor Phillips

STATE OF TENNESSEE
Davidson County

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Eleanor Phillips, unmarried

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

Witness my hand and official seal at Nashville, Tennessee, this 27th day of April, 19 90.

Commission Expires 7/24/93

Notary Public

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

Eleanor Phillips, unmarried

TO

Linda K. Stere and Jacqueline R. Bean, both unmarried

23047

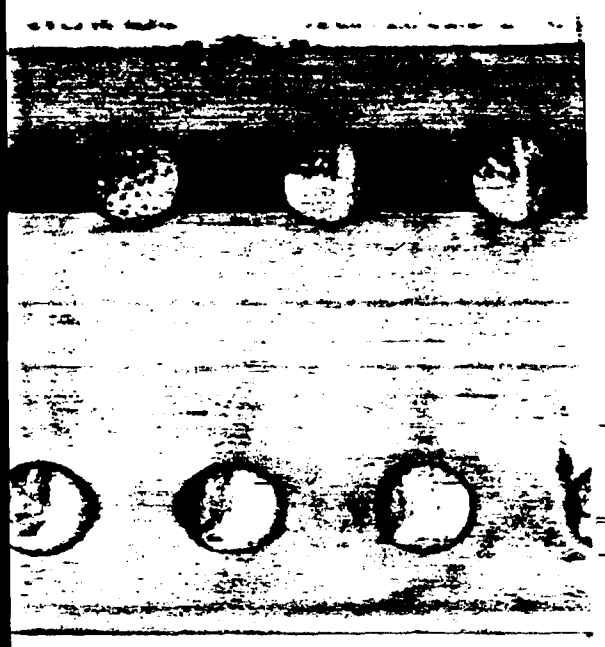
IDENTIFICATION REFERENCE

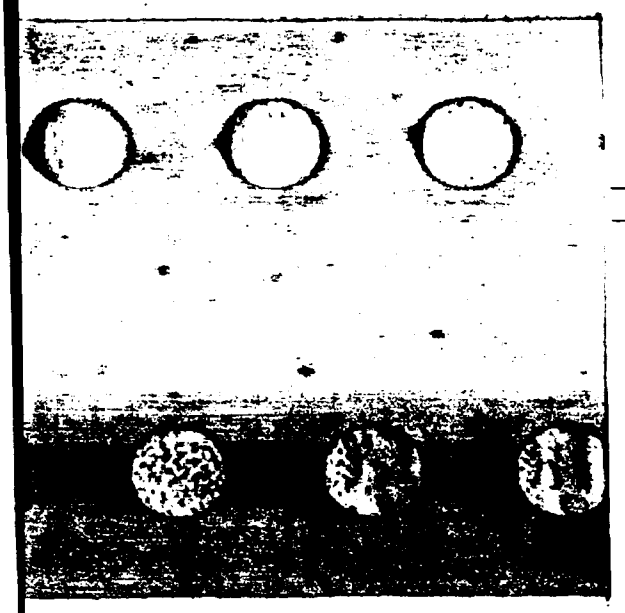
MAY 1 2 59 PM '90

DAVIDSON COUNTY, TN

7752 05/01 0101 03CHECK 337.00

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.





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 100000.00
CON TX 330.00
PRFEE 1.00
WDEED 6.00
TOTAL 337.00
CHECK 337.00

05/01/90 01 15:00 0001 7752

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

2304 7.

IDENTIFI REFERENCE

MAY 1 2 59 PM '90

FELIX Z. WILSON, II
DAVIDSON COUNTY, TN

No. 315252