BOOK 8138 PAGE 514

STATE OF TENNESSEE]

COUNTY OF Davidson]

The actual consideration or value whichever is greater, for this transfer is $ 76,019.01

Terry N Waters

Subscribed & sworn to before me, this the 14th day of June, 19 90.

Mark A Ellmore

Notary

Commission Expires: March 11, 1991

This Instrument prepared by:
Mark A. Ellmore, Jr., Atty. 388 Harding Place, Nashville, TN 37211

New Owner	Mortgagee	Map & Parcel
Terry N. Waters	Unifirst Bank for Savings	94-13-27
2119 Dearborn Drive	P. O. Box 1818	
Nashville, TN 37214	Jackson, MS 39205	

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 James L. Phillips, JR.

hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Terry N. Waters and wife, Andrea J. Waters

hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 65 on the Map of Donelson Hills as of record in Book 2331, page 22, Register's Office for said County.

Beginning at a point on the southerly margin of Donelson Hills Drive, the common front corner of Lots 65 & 66; thence southwardly 115 feet to a point thence westwardly 120.7 feet to a point on the easterly margin of Dearborn Drive; thence northwardly along said margin 127.91 feet to a concrete monument at the beginning of curve, thence northeastwardly around said curve 31.42 feet to a concrete monument on the southerly margin of Donelson Hills Drive; thence eastwardly along said margin 105 feet to the beginning.

Being the same property being conveyed to James L. Phillips, Jr, unmarried and Deborah Stafford, unmarried by deed from Richard N. Gross and wife, Teresa R. Gross of record in Book 6923, page 600 and also by deed from Deborah Stafford (Phillips) of record in Book 7611, page 64, both in Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing easements of record.

**

This is unimproved ( ) improved (x) 2119 Dearborn Drive, Nashville, Tennessee 37214

To have & to hold the said tract or parcel of land, with the appurtenances estate, title & interest thereto belonging to the said Grantees their heirs and assigns, forever & 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, & the same is unencumbered, unless otherwise herein set out, & we do further covenant & bind ourselves, our heirs, & representatives, to warrant & forever defend the title to the said land to the said Grantees, their heirs & assigns, against the lawful claims of all persons whomsoever. Wherever need, the singular number shall include the plural, the plural, the singular, & the use of any gender shall be applicable to all genders.

Witness my hand this 14th day of June, 19 90.

James L. Phillips, Jr. by Peggy Ulrich

James L. Phillips Jr. / Peggy Ulrich (Attorney-in-fact)

STATE OF TENNESSEE
COUNTY OF Davidosn

BOOK 8138 PAGE 515

Personally appeared before me, the undersigned, a Notary Public in & for said County & State, the within named Peggy J. Ulrich, the person whose name is subscribed as attorney in fact for James L. Phillips, Jr.

the bargainor, with whom I am personally acquainted, & who acknowledged that she executed the within instrument for the purposes therein contained. Witness my hand & official seal at Nashville, Tennessee, this 14th day of June, 19 90.

Commission Expires:
March 11, 1991

Notary Public

STATE OF TENNESSEE
COUNTY OF _____

Before me, the undersigned, a Notary Public within & for the State & County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted & who upon (his/her oath, their oaths) acknowledged (himslef, herself, themselves) to be the _____ & _____ of the _____ the within named bargainor, a corporation, and that (he/she, they) as such _____ & _____ being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said _____ as such _____ & _____ 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____.

Commission Expires:
_____

Notary Public

WARRANTY DEED

FROM

TO

** Peggy Ulrich executes this instrument in behalf of James L. Phillips, Jr. pursuant to a Power of Attorney being filed simultaneously herewith.

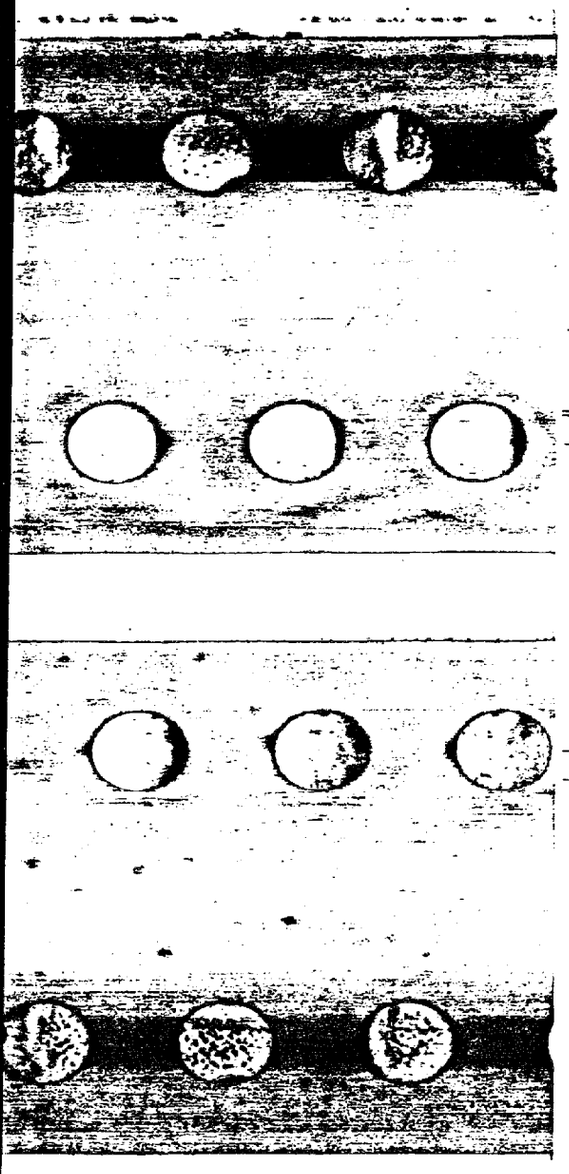
Grantees herein agree to assume a Deed of Trust in Book 6923, page 600, said Register's Office, securing Bailey Mortgage Company an indebtedness in the original principal amount of $68,715.00. The escrow account is also assumed.

3737 06/26 0101 03CHECK 257.86

JUN 26 8 49 AM '90

TENNESSEE

36661



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

RECEIVED OF _____

FOR _____

BOOK 8138 PAGE 516

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 76019.01
CON TX 250.86
PRFEE 1.00
WDEED 6.00
TOTAL 257.86
CHECK 257.86

06/26/90 01 08:49 0001 3737

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

36661

IDENTIFICATION REFERENCE

JUN 26 8 49 AM '90

FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY

No. 331349