car3034/lrn:6/29/90
BCF011

FROM: FROST & FROST, a partnership

TO: PAUL D. PHILLIPS & WIFE, JANE S. PHILLIPS

THIS INSTRUMENT PREPARED BY: DEARBORN & EWING, ATTORNEYS
SUITE 1200, ONE COMMERCE PLACE
NASHVILLE, TENNESSEE 37239

Address New Owner as follows:	Send Tax Bills to:	Map-Parcel No.
Paul D. Phillips & wife, Jane S. Phillips 337 Binkley Drive Nashville, Tn. 37211	SAME	147-3B-37

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $32,500.00.

Affiant

Subscribed and sworn to before me, this the 2nd day of July, 1990.

Notary Public

My Comm. Expires: 3/27/93

GENERAL WARRANTY DEED

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 and sufficiency of which are hereby acknowledged, Frost & Frost, a partnership, hereinafter called "GRANTOR", has bargained and sold, and by these presents does transfer and convey unto Paul D. Phillips and wife, Jane S. Phillips, hereinafter called "GRANTEES", their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

(SEE EXHIBIT A ATTACHED HERETO AND INCORPORATED BY REFERENCE AS FULLY AS THOUGH COPIED HEREIN.)

Said property is transferred subject to the limitations, restrictions, and encumbrances set forth on Exhibit A.

This is improved property known as Unit D-10, Southern Hills Condominium, 370 Wallace Road, Nashville, Tennessee 37211.

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 GRANTOR does covenant with the said GRANTEES that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and GRANTOR does further covenant and bind itself, its heirs, successors, assigns, 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 its hand this the 2nd day of July, 1990.

FROST & FROST, a partnership

BY: _____
Christopher B. Frost, Partner

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared Christopher B. Frost, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged himself to be a Partner of Frost & Frost, a partnership, the within named bargainor, a partnership, and that he as such Partner, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the partnership by himself as such Partner.

Witness my hand and seal, at office in Nashville, Tennessee, this the 2nd day of July, 1990.

_____
NOTARY PUBLIC

My Commission Expires: 3/27/93

NOTARY PUBLIC STATE OF TENNESSEE AT LARGE

EXHIBIT A

Land in Davidson County, Tennessee, being Unit No. D-10 of Southern Hills Condominium created under Title 66, Chapter 27, Section 101, et seq., as amended, Tennessee Code Annotated, as established by a Master Deed of record in Book 6594, page 502, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the common elements appurtenant to said Unit as set forth in Exhibit A-1 of said Master Deed. Reference is herehby made to the Plat of Southern Hills Condominium as set forth in Exhibit A-2 of said Master Deed for a more complete identification and description of such Unit.

Being the same property conveyed to Frost & Frost, a partnership composed of Lee E. Frost and Christopher B. Frost, by deed from Freeman Webb Developers, Inc., a Tennessee corporation, of record in Book 6661, page 884, Register's Office for said County.

The above property is conveyed subject to the following:

1. 1990 Metropolitan Government taxes.

2. Sewer easement conveyed by deed from Alfred Shepard, Trustee, to the First Suburban Water Utility District of Davidson County, Tennessee (Radnor Water District), a municipal corporation, dated February 13, 1970, of record in Book 4435, page 29, Register's Office for Davidson County, Tennessee.

3. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage to Metropolitan Government of Nashville and Davidson County, Tennessee, dated Septrember 27, 1985, of record in Book 6695, page 22, said Register's Office.

4. Master Deed of Southern Hills Condominium, of record in Book 6594, page 502, as amended in Book 7044, page 209, said Register's Office, and the By-Laws appended thereto of record in Book 6594, page 547, said Register's Office.

5. Rights of others in and to the common elements.

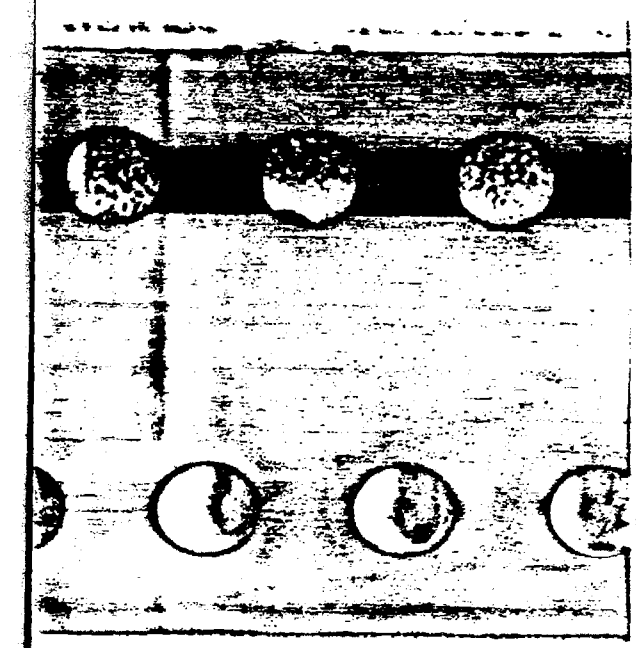
3881.3

IDENTIFICATION REFERENCE

Jul 3 11 10 AM '90

FELIX Z WILSON II REGISTER
DAVIDSON COUNTY, TN

6956 07/03 0101 03CHECK 117.25



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

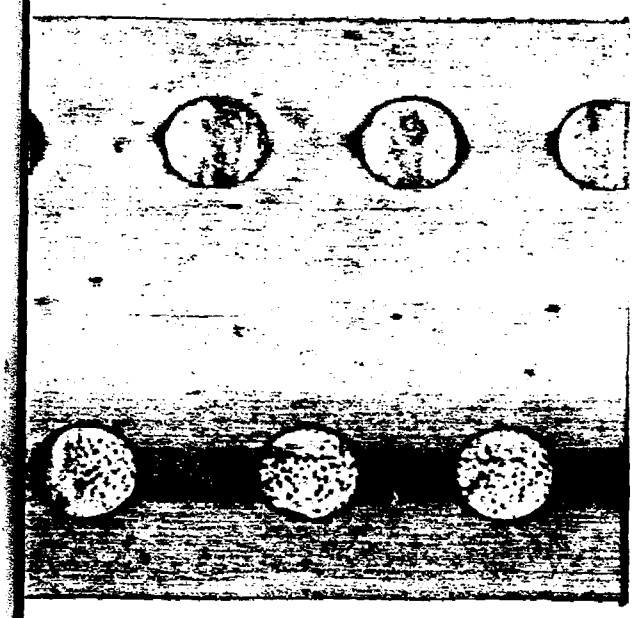
RECEIVED OF _____

FOR _____

BOOK 8145 PAGE 12

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	32500.00
CON TX	107.25
REC FEE	1.00
MTGTAX	9.00
TOTAL	117.25
CHECK	117.25

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

07/03/90 01 11:12 0001 6956

3 8 8 1: 3

IDENTIFICATION REFERENCE

JUL 3 11 10 AM '90

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 333844