BOOK 8218 PAGE 658

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 83,338.21

Terri Gillespie Phillips
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th DAY OF October 1990

Notary Public

MY COMMISSION EXPIRES: 5/22/93

(AFFIX SEAL)

FILE BOX 24

THIS INSTRUMENT WAS PREPARED BY
Harold Reeves, Attorney 640 Spence Lane Nashville, TN 37217
NAME ADDRESS

ADDRESS NEW OWNER(S) AS FOLLOWS	MORTGAGEE OR PERSON RESPONSIBLE FOR PAYMENT OF TAXES	MAP-PARCEL NUMBERS
Terri Gillespie Phillips (NAME)	Sovran Mortgage Corporation (NAME)	Map 172-8-A
1504 Hunters Branch Road (STREET ADDRESS OR ROUTE NUMBER)	P. O. Box 26388 (STREET ADDRESS)	Par. 50
Antioch, TN 37013 (CITY) (STATE) (P.O. ZIP)	Richmond, VA 23260-6388 (CITY) (STATE) (ZIP)	05D-63771

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. Timothy T. Fleenor and wife, Ruth A. Fleenor

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Terri Gillespie Phillips

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. 50 on the Plan of Hunters Branch, Section 2-A, of record in Book 6250, page 819, and amended in Book 6815, page 77, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

BEING the same property conveyed to Timothy T. Fleenor and wife, Ruth A. Fleenor by deed from Philhall Corporation, of record in Book 7090, page 226, Register's Office for Davidson County, Tennessee.

Grantee(s) hereby assumes and agrees to pay the unpaid balance on the existing mortgage held by Sovran Mortgage Corporation of record in Book 7090, page 229, said Register's Office, the debt secured thereby and also hereby assumes the obligations under the terms of the instruments creating the loan. The escrow account and insurance to be transferred to Grantee(s).

65393

IDENTIF. REFERENCE

OCT 17 10 19 AM '90

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN.

0760 10/17 0101 03CHECK 281-89

This conveyance subject to Declaration of Covenants, Conditions and Restrictions, of record in Book 6601, page 7; and such easements and setback lines of record in Plat Book 6250, page 819, and as amended in Book 6815, page 77, Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 1504 Hunters Branch Road 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 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 Whereever 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 12th day of October, 1990

Timothy T. Fleenor

Ruth A. Fleenor

STATE OF TENNESSEE)
~~Davidson~~ Maury COUNTY)

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Personally appeared before me, Timothy T. Fleenor and Ruth A. Fleenor
(Name of natural person executing the instrument)

with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that t_he_y executed the within instrument for the purposes therein contained. Witness my hand, at office, this 12th day of October 1990.

My Commission Expires 5/22/93

Notary Public

STATE OF TENNESSEE)
_____ COUNTY)

(AFFIX SEAL)

Personally appeared before me, _____
(Name of officer) (Offical capacity of officer)

with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that __he__ executed the within instrument for the purposes therein contained, and who further acknowledged that __ he__ is the

_____
("attorney-in-fact" or "president" or "general partner")

of the maker, or a constituent of the maker, and is authorized by the maker, or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker. Witness my hand, at office, this _____ day of _____ 19_____.

My Commission Expires _____

Notary Public

(AFFIX SEAL)

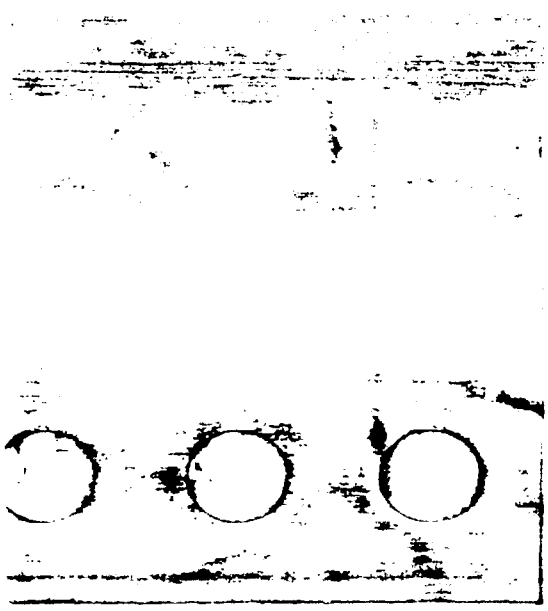
WARRANTY DEED

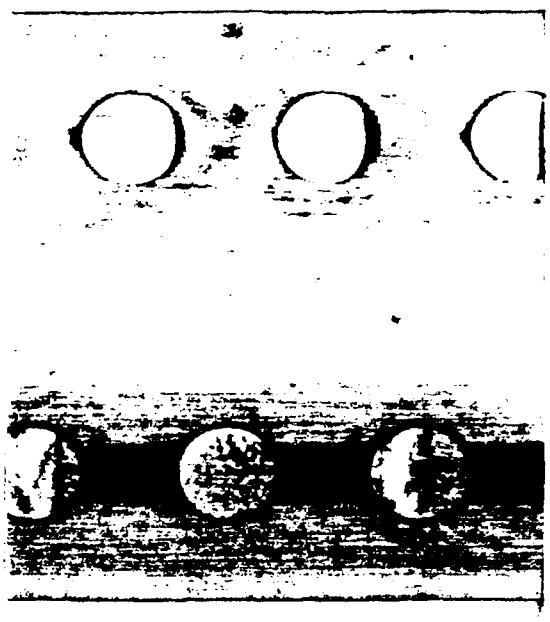
FROM
Timothy T. Fleenor and wife,
Ruth A. Fleenor
TO
Terri Gillespie Phillips

This form compliments of:

title escrow, inc.

suite 218
640 spence lane
nashville, tennessee 37217
615-361-6679





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 TAX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TAX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL

CAMT 83338.51
CON TX 274.89
PRFEE 1.00
WDEED 6.00
TOTAL 281.89
CHECK 281.89
10/17/90 01 10:21 0001 0760

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

65393

IDENTIF. TREFERENCE

OCT 17 10 20 AM '90

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN.

No. 364955