Bot 2nA

BOOK 8229 PAGE 905

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 65,659.92
X Beulah Joyce Phillips
Affiant
SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
29th DAY OF October, 19 90
Notary Public
MY COMMISSION EXPIRES: September 26, 1992
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Linda S. Harris, Attorney, 761 Old Hickory Blvd. Suite 305, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Beulah Joyce Phillips (NAME)	Market Street Mortgage Corp. (NAME)	96-11-A
342 Hickory Place (ADDRESS)	P.O. Box 22128 (ADDRESS)	48
Nashville, TN 37214 (CITY) (STATE) (ZIP)	Tampa, Florida 33622-2128 (CITY) (STATE) (ZIP)	3DZ-86321

FOR AND 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, John C. Maxwell and wife, Deborah L. Maxwell, divorced

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Beulah Joyce Phillips, unmarried

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 Unit F-5 Phase VI, Hickory Place Condominiums of record in Amendment to the Master Deed of Hickory Place Condominiums in Book 7015, page 187 and referred to as EXHIBIT "C" found at page 190. Unit F-5 being part of the Unit Plan for Phases 2-8, Section I, Hickory Place Condominiums of record in Plat Book 6250, page 795; all references of record in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to John C. Maxwell and wife, Deborah L. Maxwell, having since divorced in Williamson County, Tennessee in Docket No. 90157 by deed from Batson-Hickory, a Tennessee Joint Venture composed of Union Financial Corporation, a Tennessee and Batson Quality Homes, Inc. a Tennessee Corporation of record in Book 7373, page 43, Register's Office for Davidson County, Tennessee.

Subject to restrictions of record in Book 6472, page 435, Book 6476, page 663, Book 7015, page 187, said Register's Office.

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

This information provided by the Grantors and Grantees.

Deed of Trust to Roger K. Yates, Trustee, of record in Book 7373, page 46, said Register's Office, secure Homeland Mortgage Corporation in the original principal amount of $65,500.00 ASSUMED BY THE GRANTEES HEREIN.

unimproved ( )
This is improved (X) property, known as 342 Hickory Place, Nashville, TN 37214
(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 our hand s this 29th day of October, 19 90

John C. Maxwell

Deborah L. Maxwell

BOOK 8229 PAGE 906

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named John C. Maxwell and wife, Deborah L. Maxwell, ~~divorced~~

the bargainor S, with whom I am personally acquainted or 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 Brentwood, Tennessee, this 29th day of October, 1990.

Commission expires September 26, 1992

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ 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_____.

My commission expires _____

Notary Public

69625

IDENTIF. PREFERENCE

NOV 2 10 43 AM '90

FELIX A. ... REGISTER
DAVIDSON COUNTY TN

WARRANTY DEED

FROM

John C. Maxwell and wife, Deborah L. Maxwell

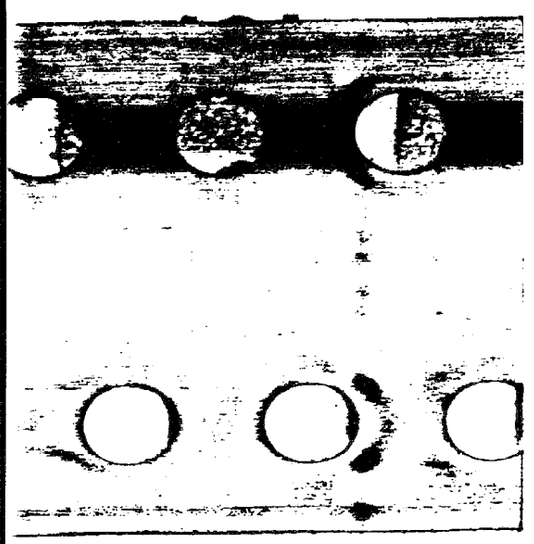
TO

Beulah Joyce Phillips

RETURN TO:

Linda S. Harris, Attorney
761 Old Hickory Blvd. Suite 305
Brentwood, TN 37027

3850 11/02 0101 CHECK 223.81



OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 8229 PAGE 907

CO - CONVEYANCE
MO - MORTGAGE
WD - WARRANTY DEED
TD - TRUST DEED

CC - CERTIFIED COPY
REL - RELEASE
UCC - UNIFORM COMMERCIAL CODE

MISC - MISCELLANEOUS
CO TAX - STATE TAX CONVEY
MO TAX - STATE TAX MORT
PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL
				CAMT 65659.92
				CON TX 216.81
				PRFEE 1.00
				MDEED 6.00
				TOTAL 223.81
				CHECK 223.81

11/02/90 01 10:43 0001 3850

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

69625

IDENTIF. REFERENCE

NOV 2 [illegible] AM '90

FELIX Z. WILSON, II
DAVIDSON COUNTY TN.

No. 369922