BOOK 8296 PAGE 341 FORM No. WD-1

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THE TRANSFER IS $ ~~135,000.00~~ 87300.00

Ed M. Phillips
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF February 19 91

Notary Public

MY COMMISSION EXPIRES: 7-13-91

(AFFIX SEAL)

THIS INSTRUMENT PREPARED BY: LASSITER, TIDWELL & TRENTHAM, ATTYS.
P.O. BOX 1369, BRENTWOOD, TN 37024-1369

ADDRESS NEW OWNER(S) AS FOLLOWS:	MORTGAGEE: & TAX BILLS TO:	MAP-PARCEL NUMBERS
Ed M. Phillips (NAME)	First Commercial Mortgage Company (NAME)	
2962 Brantley Drive (STREET ADDRESS OR ROUTE NUMBER)	P. O. BOX 626 (STREET ADDRESS)	150-6-54
Antioch, TN 37013 (CITY) (STATE) (P.O. ZIP)	Little Rock, AR 72203 (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, Benny Ball and wife, Jacqueline D. Ball

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Ed M. Phillips and wife, Donna J. 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:

Land in Davidson County, TN, being Lot No. 40 on the Plan of Percy Priest Meadows, Section 1, of record in Plat Book 4675, Page 110, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Benny Ball and wife, Jacqueline D. Ball by deed from]Jess S. Shearin and wife, Carolyn T. Shearin of record in Book 6207, Page 672, Register's Office for Davidson County, TN.

This description is the same used in the previous deed of record.

Subject to restrictions of record in Book 4815, Page 647, and all matters shown on the Plan of Record.

It is understood and agreed that part of the consideration for the transfer of this property is the agreement of the grantees to assume the unpaid balance of a note secured by a deed of trust to Dobson & Johnson, Inc., of record in Book 5236, Page 253, said Register's Office, and also the agreement that the escrow account held in connection with the aforesaid deed of trust is hereby transferred to said grantees.

This is unimproved ( ) improved (XX) property, known as 2962 Brantley Drive, 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. 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 15th day of February, 19 91

Benny Ball

Jacqueline D. Ball

STATE OF TENNESSEE
COUNTY OF Williamson

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Personally appeared before me, Teresa L. Beard, a Notary Public in and for said County and State, Benny Ball and wife, Jacqueline D. Ball, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purpose therein contained, and who further acknowledged that _____ the _____ of the maker or a constituent of the maker and _____ 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 in Brentwood, Tennessee, this 15th day of February, 19 91

Notary Public

My commission expires: 7/13-91

9 4 2 7 4

DEED

FROM

IDENTIF. TREFERENCE

TO

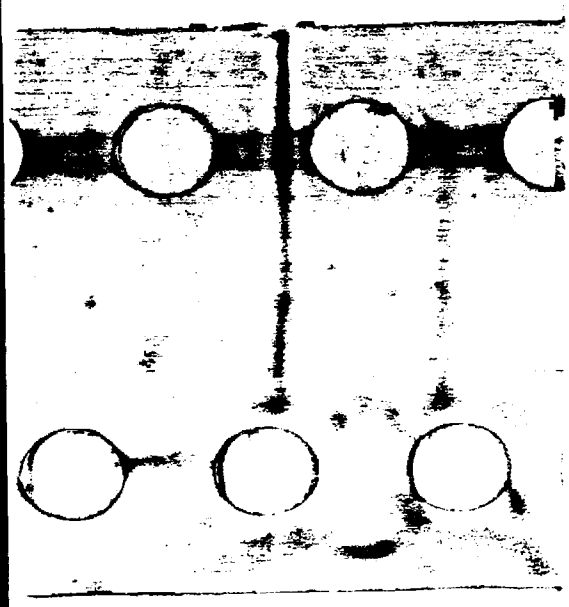
FEB 21 11 13 AM '91

FELIX Z. WILSON REGISTER
DAVIDSON COUNTY TN.

8534 02/21 0101 03CHECK 295.00

Realty Title

Post Office Box 1369
428 Wilson Pike Circle
Brentwood, TN 37024-1369
(615) 377-0620



OFFICIAL RECEIPT

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

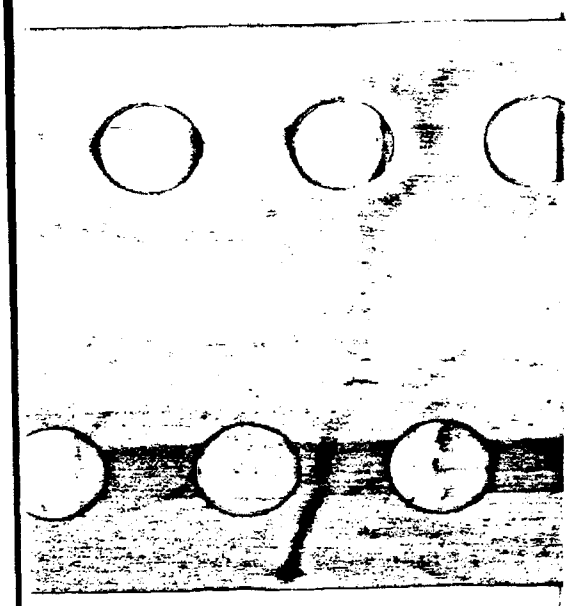
RECEIVED OF _____

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	87300.00
CON TX	288.09
PRFEE	1.00
WDEED	6.00
TOTAL	295.09
CHECK	295.09

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 02/21/91 01 1113 0001 8534

94274

IDENTIF. REFERENCE

FEB 21 11 13 AM '91

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN.

No. 398795