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This Instrument Prepared By:

THOMAS I. BOTTORFF
Attorney at Law
One Maryland Farms, Suite 102
Brentwood, Tennessee 37027
(615) 371-0800

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Map-Parcel Nos.
Kathleen Phillips 357 Hickory St. Adamsville, TN 38310	Louise Phillips Unit D-2 1711 18th Ave. S. Nashville, TN 37212	104-8-0-G-14.00CO

~~9290 02/25 0101 03CHECK~~ 73.00

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

I hereby swear or affirm that the actual consideration or true value of this transfer whichever is greater, is $20,000.00.

M. L. Stockwell
Affiant

Subscribed and sworn to before me this 22nd day of February, 1991.

Thomas I. Bottorff
Notary Public

My Commission Expires: 1/12/1994

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

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FOR AND IN CONSIDERATION OF the sum of TEN AND 00/100 DOLLARS ($10.00), cash in hand paid, ARLINGTON COURT, LTD., A TENNESSEE LIMITED PARTNERSHIP, (hereinafter "Grantor") have this day bargained and sold, and by these presents do hereby sell, transfer and convey unto HELEN KATHLEEN PHILLIPS (hereinafter "Grantee"), her heirs, successors and assigns, the following described real property located in Davidson County, Tennessee, to wit:

Being Unit D-2 of Arlington Court Condominium, a horizontal property regime established by the Master Deed of record in Book 6806, page 22, Register's Office, Davidson County, Tennessee, as more fully described in the exhibits thereto, together with all rights, interests and appurtenances thereto, including but not limited to the undivided interest in the common elements thereof, according to said Master Deed.

Said Unit and the horizontal property regime is located upon Lots 1, 2, and 3 on the Map of O. H. Shields' Resubdivision of Lot No. 69 in O. B. Hayes Rokeby Addition of record in Book 161, page 158, Register's Office, Davidson County, Tennessee, being the property conveyed to Arlington Court, Ltd., a Tennessee limited partnership, by Deed from John R. Oakley and wife Arlene Oakley of record in Book 5956, page 317, Register's Office, Davidson County, Tennessee.

There is no change in this description from the Master Deed.

This conveyance is subject to:

1. 1991 real property taxes.

2. Master Deed for Arlington Court Condominium of record in Book 6806, page 22, Register's Office, Davidson County, Tennessee.

3. Charter of Arlington Court Homeowners' Association and By-Laws of said Association recorded as Exhibit B to Master Deed for

Arlington Court Condominium in Book 6806, page 22, Register's Office, Davidson County, Tennessee.

4. Those matters which may be shown on the Map of Lots 1, 2, and 3, of O. H. Shields' Resubdivision of Lot No. 69 in O. B. Hayes Rokeby Addition of record in Book 161, page 158, Register's Office, Davidson County, Tennessee.

TO HAVE AND TO HOLD said property, with the appurtenances, estate, title and interest thereto belonging to Grantee, her heirs, successors and assigns forever.

AND Grantor does covenant with the said Grantee it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and same is unencumbered except for those matters hereinabove mentioned.

AND Grantor does further covenant and bind itself, its successors and assigns, to warrant and forever defend the title to said land to Grantee, her heirs, successors and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the said Grantor has caused these presents to be signed this 22nd day of February, 1991.

ARLINGTON COURT, LTD.,
a Tennessee limited partnership

By: _____
BILL WILLS, General Partner

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, BILL WILLS, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he is the General Partner of Arlington Court, Ltd., and as such General Partner he has executed the foregoing instrument for the purpose therein contained.

WITNESS my hand and seal this 22nd day of February, 1991.

_____
Notary Public

My Commission Expires: _____

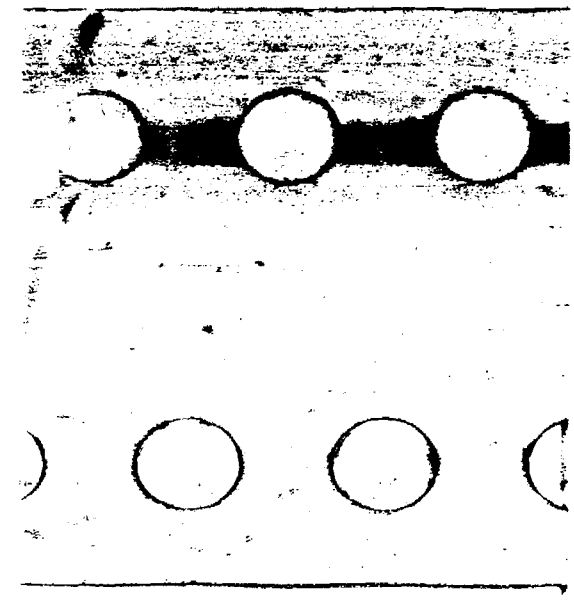
NOTARY PUBLIC STATE OF TENNESSEE AT LARGE

94936

IDENTIF. REFERENCE

FEB 25 11 14 AM '91

FELIX Z. WILSON REGISTER
DAVIDSON COUNTY TN.



OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 8298 PAGE 79

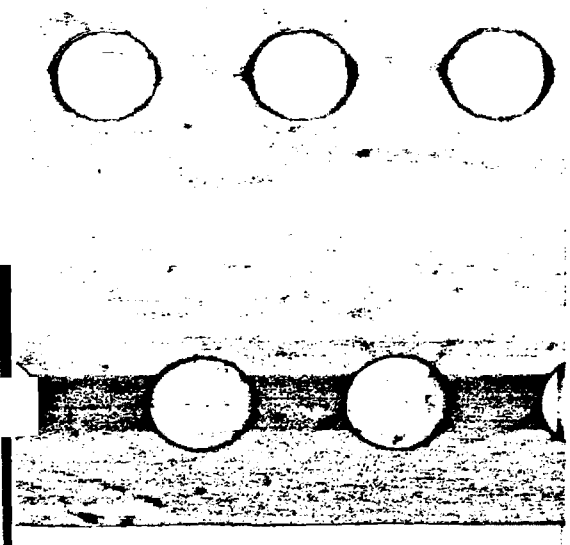
CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TAX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TAX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL

CAMT	20000.00
CON TX	66.00
PRFEE	1.00
WDEED	6.00
TOTAL	73.00
CHECK	73.00

02/25/91 01 11:16 0001 9290

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



94936

IDENTIF. TREFERENCE

FEB 25 11 14 AM '91

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN.

No. 399544