Address New Owner:	Map-Parcel Numbers:	Send Tax Bills To:
Stuart J. Phillips and wife, Aldona Phillips 4121 Clovercraft Road Franklin, TN 37064	93-11-236	Owner

This instrument prepared by: Boult, Cummings, Conners & Berry (APC)
222 Third Avenue, North, P.O. Box 198062, Nashville, TN 37219

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN and NO/100 DOLLARS ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, LINDSLEY PARTNERS, a Tennessee general partnership composed of Robert B. Campbell and Robert R. Mallory (the "Grantor"), has bargained and sold, and by these presents does transfer and convey to STUART J. PHILLIPS and wife, ALDONA PHILLIPS (the "Grantees"), Grantees' heirs and assigns, certain land in Davidson County, State of Tennessee, being more particularly described in Exhibit A, which is attached hereto and incorporated herein by this reference (the "Property").

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to real estate taxes for the current year which have been prorated between the parties.

This is improved property, known as 51 Lindsley Avenue, Nashville, Tennessee.

IDENTIF. REFERENCE
FEB 27 10 58 AM '91
FELIX Z. WILSON REGISTER
DAVIDSON COUNTY TN.
95536

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $36,000.00.

Stuart J. Phillips
Affiant

Subscribed and sworn to before me this 27th day of February, 1991.

Claudette L. Wingo
Notary Public
My Commission Expires: 1/11/93

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

9997 02/27 0101 03CHECK

131-80

TO HAVE AND TO HOLD the Property with all appurtenances, estate, title, and interest thereto belonging to the Grantees, Grantees' heirs and assigns, forever.

Grantor covenants with the Grantees that Grantor is lawfully seized and possessed of the Property in fee simple; that Grantor has a good right to convey the Property, and that the Property is unencumbered except as set forth hereinabove.

Grantor further covenants and binds itself to warrant and forever defend the title to the Property to the said Grantees, Grantees' heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has executed this Deed this 27th day of February, 1991.

LINDSLEY PARTNERS

By: Robert B Campbell
Robert B. Campbell, General Partner

By: Robert R. Mallory
Robert R. Mallory, General Partner

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, Notary Public, Robert B. Campbell, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is a general partner of Lindsley Partners, a general partnership, and is authorized to execute this instrument on behalf of Lindsley Partners.

WITNESS my hand, at office, this 27th day of February, 1991.

Claudette L. Driggers
Notary Public

My Commission Expires: 1/15/92

NOTARY PUBLIC CLAUDETTE L. DRIGGERS STATE OF TENNESSEE AT LARGE

STATE OF TENNESSEE

COUNTY OF Davidson

Personally appeared before me, the undersigned, Notary Public, Robert R. Mallory, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is a general partner of Lindsley Partners, a general partnership, and is authorized to execute this instrument on behalf of Lindsley Partners.

WITNESS my hand, at office, this 27th day of February, 1991.

Claudette L. Ringo
Notary Public

My Commission Expires: 1-17-92

WP:APCwdLP

EXHIBIT A

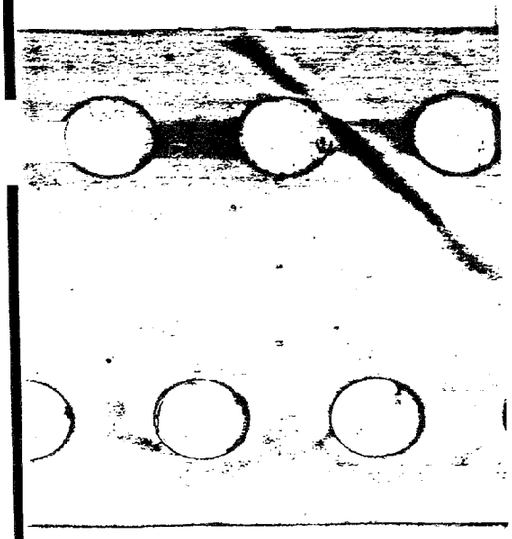
Land in Davidson County, Tennessee, being the westerly 40 feet of Lot No. 20 and the westerly 40 feet of the northerly 40 feet of Lot No. 21 on the plan of Philip Lindsley Heirs' property, as of record in Book 21, page 25, Register's Office for said County, described as follows:

Beginning on the southerly margin of Lindsley Avenue, at a point 120 feet west of Berrien Street, being J.T. McCall's northwest corner; thence with the southerly margin of Lindsley Avenue; westwardly 40 feet to an alley; thence with the easterly margin of said alley, southwardly 100 feet to a point 10 feet north of the dividing line between Lots Nos. 21 and 22, being a corner of the J.T. McCall lot; thence with the northerly line of said McCall lot, eastwardly 40 feet to a point 120 feet west of Berrien Street, being another corner of the McCall lot; thence northwardly 100 feet to the beginning.

Being the same property conveyed to Lindsley Partners, a partnership composed of S. Dan Anderson, Robert B. Campbell and Robert R. Mallory by deed from Charles Edward Cardwell, Paul W. Cardwell and Donnie Ray Cardwell of record in Book 6141, page 815, Register's Office for Davidson County, Tennessee.

OFFICIAL RECEIPT

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



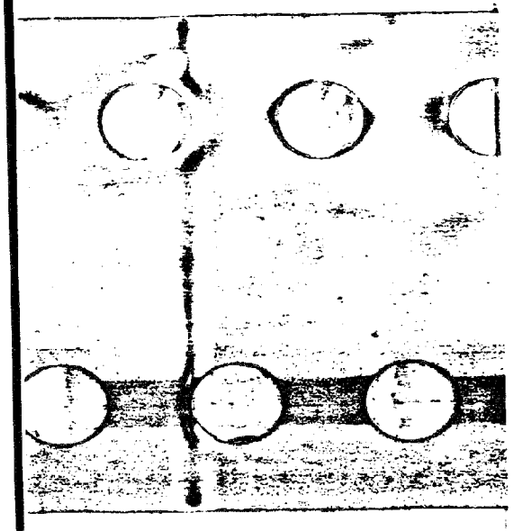
RECEIVED OF _____

FOR _____

BOOK 8299 PAGE 722

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



RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

CAMT 36000.00
CON TX 118.80
PRFEE 1.00
WDEED 12.00
TOTAL 131.80
CHECK 131.80

02/27/91 01 11:00 0001 9997

95536

IDENTIF. REFERENCE

FEB 27 10 58 AM '91

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY TN.

No. 400241