********************************QUIT CLAIM DEED***********************************

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP/PARCEL NO.
BENNETT GRADY PHILLIPS,II,et ux	Fidelity Federal Savings	
1021 Redmond Ct.	& Loan Association	PART OF MAP 180
Nashville, TN 37211	401 Union	PARCEL #33
	Nashville, TN 37219	

THIS INSTRUMENT WAS PREPARED BY:
CLYDE PAUL HOLLAND
DOAK & HOLLAND, ATTORNEYS
105 BONNABROOK DRIVE, SUITE 207
HERMITAGE, TENNESSEE 37076

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater for this transaction is $750.00

Bennett Grady Phillips II
AFFIANT:
SWORN to and subscribed before me on this 7 day of June, 1991.

NOTARY PUBLIC: [signature]
My commission expires: 3-27-93

FOR $1.00, AND NO OTHER MONETARY CONSIDERATION, CLARENCE A. ASHBURN and wife, CAROL L. ASHBURN, by these presents do hereby quitclaim and convey unto BENNETT GRADY PHILLIPS, II, and wife, JACQUELINE K. PHILLIPS, their, successors and assigns, the following described tract or parcel of land, to wit:

LAND in Davidson County, Tennessee, being the rear portion of Lot No. 2 as shown on the Ashburn-Phillips Subdivision plan of record in Book 6200, Page 937 and more particularly described as follows:

BEGINNING at a point in the centerline of a creek forming the easterly boundary of Lot No. 1 as shown on the Ashburn-Phillips Subdivision of record in Book 6200, Page 937, Register's Office for Davidson County, Tennessee; thence with the centerline of said creek, North 37 degrees 19 minutes 27 seconds East, 43.68 feet to an iron pin; thence, North 45 degrees 35 minutes 18 seconds East, 114.58 feet to an iron pin; thence, North 23 degrees 46 minutes 33 seconds East, 154.13 feet to an iron pin; thence, North 10 degrees 39 minutes 11 Seconds East, 109.91 feet to an iron pin; thence, leaving said creek, South 87 degrees 07 minutes 02 seconds East, 56.34 feet to an iron pin; thence, South 00 degrees 55 minutes 12 seconds West, 365.72 feet to a point; thence, North 88 degrees 55 minutes 33 seconds West, 241.23 feet to the point of beginning containing 1.0171 acres, more or less.

BEING a portion of the property conveyed to Clarence A. Ashburn and wife, Carol L. Ashburn, by deed from Burr Woods Beachboard and wife, Mary W. Beachboard of record in Deed Book 5434, Page 277 of the Register's Office of Davidson County, Tennessee.

IN WITNESS WHEREOF, we have hereunto set our hand(s) on this the 7th day of June, 19 91.

Clarence A. Ashburn
CLARENCE A. ASHBURN
Carol L. Ashburn
CAROL L. ASHBURN

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Pubic, in and for the aforesaid State and County, the within named CLARENCE A. ASHBURN and wife, CAROL L. ASHBURN, with whom I am personally acquainted, or who presented adequate evidence of identification, and who, acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, on this 7 day of June, 19 91.

3-27-93
MY COMMISSION EXPIRES:

NOTARY PUBLIC

CLYDE PAUL HOLLAND NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

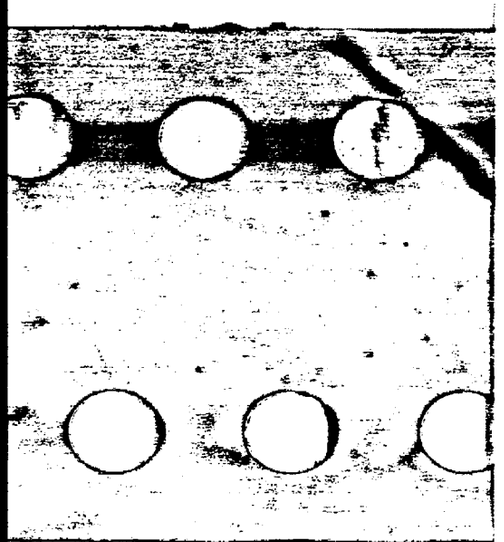
20562

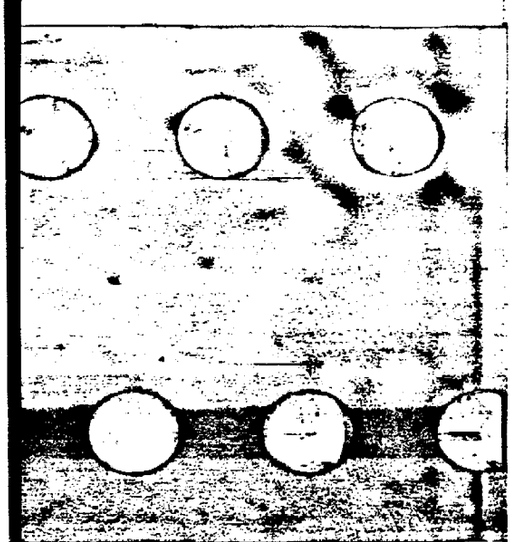
INTANGIBLE TAX

JUN 7 2 04 PM '91

BOOK 8369 PAGE 550

1890 06/07 0101 03CHECK 9.31





OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 8369 PAGE 551

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	750.00
SUN TX	2.31
PRFEE	1.00
WDEED	6.00
TOTAL	9.31
CHECK	9.31

06/07/91 01 14:05 0001 1890

20562

IDENTIFICATION REFERENCE

JUN 7 2 04 PM '91

No. 428957