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BOX 14
6929-4

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $67,000.00

x Michael Lewis Phillips
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th DAY OF August, 1991

Notary Public

MY COMMISSION EXPIRES: 7/24/92

(AFFIX SEAL)

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

THIS INSTRUMENT WAS PREPARED BY
DENNEY, LACKEY & CHERNAU, 424 Church Street, Suite 1350, Nashville, TN 37219
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Michael Lewis Phillips (NAME)	FIDELITY FEDERAL BANK, a Federal (NAME)	Map 60-7
3019 Lyndale Drive (STREET ADDRESS OR ROUTE NUMBER)	401 Union Street (STREET ADDRESS)	Parcel 23
Nashville, TN 37207 (CITY) (STATE) (P. O. ZIP)	Nashville, Tennessee 37219 (CITY) (STATE) (ZIP)	12DZ-55505

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, Prater Messick and wife, Ruth Irene Messick

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Michael Lewis Phillips and wife, Alice Yvonne 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, Tennessee, being Lot No. 29 on the Plan of Hillhurst Acres, Section 6, as of record in Book 2854, page 62, said Register's Office.

Said Lot No. 29 fronts 105 feet on the northerly side of Lyndale Drive and extends back 167.2 feet on the easterly line and 175.9 feet on the westerly lot line to a dead line in the rear measuring 132.9 feet thereon.

Being the same property conveyed to Prater Messick and wife, Ruth Irene Messick by deed from William Kenneth Willoughby and wife, Maggie Lea Willoughby as of record in Book 6508, page 367, Register's Office of Davidson County, Tennessee.

THIS conveyance is subject to restrictive covenants of record in Book 2930, Page 61, said Register's Office; easements and setback lines as set forth on the above plan of record; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

3.7.1.4.6.

IDENTIFICATION REFERENCE

AUG 6 2 57 PM '91

FELIX Z. WHITE, JR. REGISTER DAVIDSON COUNTY, TN

1313 08/06 0101 03CHECK 254.90

unimproved ( )
This is improved (X) property, known as 3019 Lyndale Drive, Nashville, TN 37207
(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 seised 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 their hands this 5th day of August, 19 91

Prater Messick

Ruth Irene Messick

STATE OF TENNESSEE
Davidson County

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Prater Messick and wife, Ruth Irene Messick

the bargainors, 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 Nashville, Tennessee, this 5th day of August, 1991.

Notary Public

Commission Expires 7/24/93

STATE OF TENNESSEE
Davidson County

Before me, _____ a Notary Public in and for the State and County aforesaid, personally appeared _____

with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the _____ of the _____ a corporation, and that he as such _____, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as _____.

Witness my hand and official seal at _____, _____, this _____ day of _____, 19___.

_____ Notary Public

Commission Expires _____

WARRANTY DEED

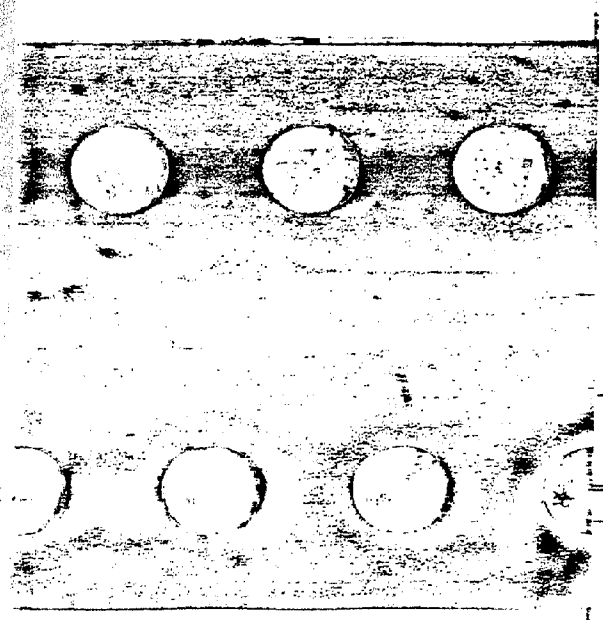
FROM

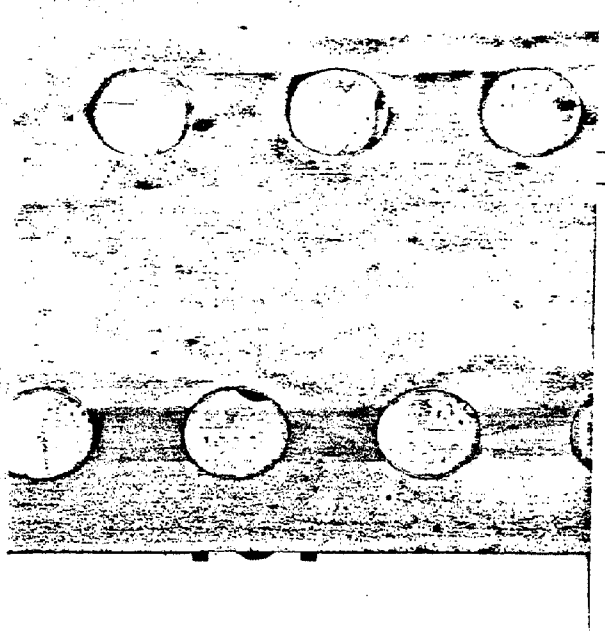
Prater Messick and wife, Ruth Irene Messick

TO

Michael Lewis Phillips and wife, Alice Yvonne Phillips

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.





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 TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT	67000.00
CON TX	247.90
PRFEE	1.00
WDEED	6.00
TOTAL	254.90
CHECK	254.90

08/06/91 01 14:58 0001 1313

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

3 7. I 4. 6.

IDENTIFICATION REFERENCE

AUG 6 2 57 PM '91

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TENN.

No. 447889